



201412220081

Skagit County Auditor  
12/22/2014 Page 1 of 4 1:18PM \$75.00

When recorded return to:  
Erik A. Johnston and Allison L. Johnston  
10542 Sterling Road  
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620022431

CHICAGO TITLE  
620022431

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Lance J. Campbell and Jamie E. Campbell, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Erik A. Johnston and Allison L. Johnston, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN SE SE 14-34-04

Tax Parcel Number(s): P24768 / 340414-4-009-0003

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

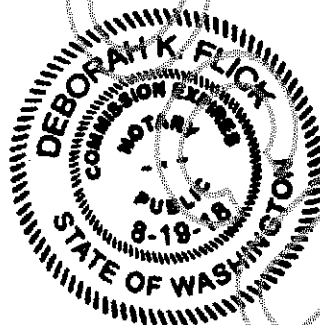
Dated: December 18, 2014

Lance J. Campbell

Jamie E. Campbell

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20144869  
DEC 22 2014

Amount Paid \$2764.<sup>00</sup>  
Skagit Co. Treasurer  
By *mem* Deputy



State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Lance J. Campbell and Jamie E. Campbell is/are  
the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed  
this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and  
purposes mentioned in this instrument.

Dated: Dec 19, 2014

Name: DEBORAH K. FLICK  
Notary Public in and for the State of WA  
Residing at: Bellevue WA  
My appointment expires: 8/19/18

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P24768 / 340414-4-009-0003**

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**PARCEL A:**

The Northwest Quarter of the Southeast Quarter of the Southeast Quarter, all in Section 14, Township 34 North, Range 4 East, W. M.

Situated in Skagit County, Washington.

**PARCEL B:**

An easement for ingress, egress, sewer, utility, and road purpose (including the right to construct and maintain a 12 foot wide road) over, under and across the West 60 feet of Lots 1 and 2 of Short Plat No. PL04-0576, recorded May 13, 2005, under Auditor's File No. 200505130191, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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**EXHIBIT "B"**  
Exceptions

1. Reservation of minerals, with right of entry to remove same, as reserved in Deed dated August 8, 1905, and recorded August 22, 1905 in Volume 58 of Deeds, page 183, from William Lindsay and wife to Day Lumber Co., a corporation, affecting the West ½ of the Northeast ¼ of the Southeast ¼.
2. Reservation of minerals, with right of entry to remove same, as reserved in Deed dated July 10, 1913, and recorded July 30, 1913, in Volume 92 of Deeds, page 433, from Day Lumber Co., a corporation and H.C. Pete
3. Terms and conditions of Low Flow Mitigation Summary  
  
Recording Date: June 10, 1998  
Recording No.: 9806100001
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. PL04-0576  
Recording No.: 200505130191
5. Terms and conditions of Declaration of Easement  
  
Recording Date: May 13, 2005  
Recording No.: 200505130190  
  
Amended by Restated and Amended Declaration of Easements  
  
Recording Date: August 31, 2007  
Recording No.: 200708310186  
  
And by Amended Declaration of Easement:  
  
Recording Date: February 16, 2010  
Recording No.: 201002160183
6. Terms and conditions of Protected Critical Area Easement  
  
Recording Date: September 10, 2009  
Recording No.: 200909100020
7. Terms and conditions of Roadway Maintenance Declaration:  
  
Recording Date: June 6, 2005  
Recording No.: 200506060004  
  
Amended by Relocation of Roadway Easement and Amendment to Roadway Maintenance Declaration  
  
Recording Date: August 31, 2007  
Recording No.: 200708310187  
  
And by Amended Roadway Maintenance Declaration  
  
Recording Date: February 16, 2010  
Recording No.: 201002160182
8. Terms and conditions of Declaration of Easement for Ingress, Egress, Utilities Road Maintenance of an Easement Revision of Short Plat No. PL04-0576  
  
Recording Date: September 15, 2005  
Recording No.: 200509160011



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## EXHIBIT "B"

Exceptions  
(continued)

9. Terms and conditions of Aerobic Treatment Unit Service Agreement:

Recording Date: July 3, 2008  
Recording No.: 200807030080

10. Lot of Record Certification

Recording Date: June 27, 2006  
Recording No.: 200606270200

11. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: October 10, 1997  
Recording No.: 9710100067  
Matters shown: Fence

12. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

13. City, county or local improvement district assessments, if any.

14. Any manufactured home and/or mobile home is restricted from being placed on this property now or at any time in the future.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

