

When recorded return to:
Mario Brown and JoDee Brown
23932 N. Westview Road
Mount Vernon, Wa 98273



201502180037

Skagit County Auditor \$74.00
2/18/2015 Page 1 of 3 11:33AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023136

CHICAGO TITLE
620023136

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 Mario Brown and JoDee Brown, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2, SKAGIT COUNTY SHORT PLAT NO. PL04-0576, recorded May 13, 2005, under Auditor's
file No. 200505130191, records of Skagit County, Washington; and being a portion of the
Northeast Quarter of the Southeast Quarter of Section 14, Township 34 North, Range 4 East,
W. M.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P123057 / 340414-4-002-0200

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620023136, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: February 4, 2015

Lance J. Campbell
Lance J. Campbell

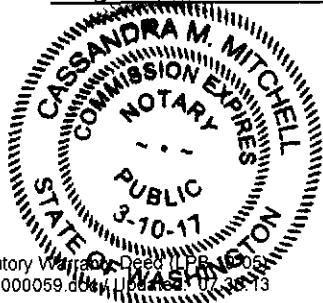
Jamie E. Campbell
Jamie E. Campbell

State of WA

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: 2-17-15



Cassandra M. Mitchell
Name: Cassandra M. Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon, WA
My appointment expires: 3-10-17

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015478
FEB 18 2015

Amount Paid \$ 2408.⁰⁰
Skagit Co. Treasurer
By mm Deputy

SCHEDULE "B"

SPECIAL 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
6. Terms and conditions of Protected Critical Area Easement
Recording Date: May 13, 2005
Recording No.: 200505130189

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
7. 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

And amended by Amended Roadway Maintenance Declaration:
Recording Date: February 16, 2010
Recording No.: 201002160182
8. Terms and conditions of Aerobic Treatment Unit Service Agreement:
Recording Date: June 23, 2005
Recording No.: 200506230110
9. Plat Lot of Record Certification and the terms and conditions thereof
Recording Date: April 25, 2012
Recording No.: 201204250077



SCHEDULE "B"

Special Exceptions (continued)

10. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: October 3, 1973
Recording No.: 791617

Continued:
Recording Date: May 27, 2005
Recording No.: 200505270006

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

11. City, county or local improvement district assessments, if any.
12. Any manufactured home and/or mobile home is restricted from being placed on this property now or at any time in the future.
13. 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.



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