

When recorded return to:  
Thomas Daen Lewis Campbell  
DJMS Trust  
1700-543 Granville St  
Vancouver, BC V6C1X8



Skagit County Auditor \$74.00  
7/27/2015 Page 1 of 3 11:52AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620022650

CHICAGO TITLE  
620022650

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Scott J. Perrault and Kathleen W. Perrault, 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 Thomas Daen Lewis Campbell, Trustee of the DJMS Trust  
the following described real estate, situated in the County of Skagit, State of Washington:

Tracts 16, 17, and 18 ASSESSORS PLAT OF SUNNYSIDE BIG LAKE TRACTS, TOGETHER  
WITH that portion of the railroad right of way, as more fully described in Exhibit "A" which is  
attached hereto and made a part hereof.

ALL situated in Skagit County, Washington  
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P69887/ 4025-000-016-0005, P69889 / 4025-000-018-0003,

Subject to: Conditons, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620022650, Schedule B, Special Exceptions, which are attached hereto  
and made a part hereof.

Dated: July 21, 2015

Scott J. Perrault  
Scott J. Perrault

Kathleen W. Perrault  
Kathleen W. Perrault

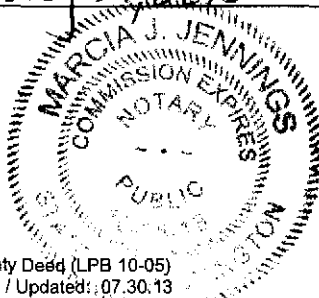
State of Washington  
County of Skagit

20152909  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 27 2015  
Amount Paid \$ 8193.00  
By MF Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that  
Scott J. Perrault and Kathleen W. Perrault  
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: July 21, 2015



Marcia J. Jennings  
Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley  
My appointment expires: 10/15/2016

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Rights held by the Day Lumber Company and their successors, if any, to build and maintain a dam across the outlet creek of Big Lake, together with rights to overflow and inundate the shoreline of Big Lake, as disclosed by instrument dated April 7, 1924, and recorded April 21, 1924 under Auditor's File No. 173578.
2. 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.
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 PLAT OF SUNNYSIDE BIG LAKE TRACTS:  
  
Recording No: 682576
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Power and Light Co.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: February 15, 1968  
Recording No.: 710243  
Affects: Exact width and location not disclosed on record
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Skagit County Sewer District No. 2  
Purpose: Sanitary sewers  
Recording Date: January 30, 1979  
Recording No.: 895776  
Affects: Lot 16
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Public Utility District No. 1 of Skagit County  
Purpose: Water pipeline  
Recording Date: September 9, 1993  
Recording No.: 9309090059  
Affects: Portion of said premises
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Skagit County Sewer District No. 2  
Purpose: Sanitary sewers  
Recording Date: January 30, 1979  
Recording No.: 895775  
Affects: Lot 17
8. City, county or local improvement district assessments, if any.

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.

**EXHIBIT "A"**

**Order No.:** 620022650

**For APN/Parcel ID(s):** **P69887 / 4025-000-016-0005 and P69889 / 4025-000-018-0003**

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**PARCEL A:**

Tract 16, ASSESSORS PLAT OF SUNNYSIDE BIG LAKE TRACTS, according to the plat thereof recorded in Volume 9 of Plats, page 13, records of Skagit County, Washington;

TOGETHER WITH that portion of the former 140 foot wide railroad right-of-way acquired by decree quieting title filed on May 11, 1992, in Skagit County Superior Court Cause No. 91-2-00070-3, described as follows:

That portion of the 140 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway, running Northwesterly and Southeasterly through Government Lot 1 of Section 7, Township 33 North, Range 5 East of the Willamette Meridian, which lies between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of Tract 16 of the Assessors Plat of Sunnyside Big Lake Tracts, according to the plat thereof recorded in Volume 9 of Plats, page 13, records of Skagit County, Washington.

**PARCEL B:**

Tracts 17 and 18, ASSESSORS PLAT OF SUNNYSIDE BIG LAKE TRACTS, according to the plat thereof recorded in Volume 9 of Plats, page 13, records of Skagit County, Washington;

TOGETHER WITH that portion of the 140 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway, running Northwesterly and Southeasterly through Government Lot 1 of Section 7, Township 33 North, Range 5 East of the Willamette Meridian, which lies between the Northeasterly extension of the Northwesterly line of Tract 17 of the Assessors Plat of Sunnyside Big Lake Tracts, according to the plat thereof recorded in Volume 9 of Plats, page 13, records of Skagit County, Washington, and the Northeasterly extension of the Southeasterly line of Tract 18 of said plat and within said Government Lot 1, EXCEPT any portion thereof lying within the right-of-way of State Highway No. 9.

**PARCEL C:**

A non-exclusive easement for purposes of ingress, egress and utilities over and across the Northeasterly 20 feet of Tracts 1 through 19, Assessors Plat of Sunnyside Big Lake Tracts, according to the plat thereof recorded in Volume 9 of Plats, page 13, records of Skagit County, Washington.

ALL situated in Skagit County, Washington