



201511230122

When recorded return to:
Joseph Michael Wentzell
2201 Minnesota Avenue
Anacortes, WA 98221

Skagit County Auditor

\$74.00

11/23/2015 Page

1 of

2 2:28PM

Recorded at the request of:
Guardian Northwest Title
File Number: A110278

Statutory Warranty DeedA 110278
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Donald M. Campbell and Stacey R. Campbell, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Joseph Michael Wentzell, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

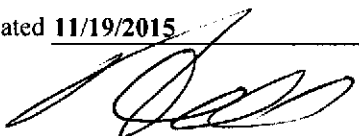
Lots 30 and 31, Rock Ridge Survey and BLA, Auditor's File No. 9812030124 Being Ptn.
Block 1122, Northern Pacific Add to Anacortes

Tax Parcel Number(s): P113149, 3809-323-030-0100

Lots 30 and 31, Rock Ridge, Record of Survey, Boundary Line Adjustment, recorded on December 3, 1998, in Volume 21 of Surveys, pages 85 through 87, under Auditor's File No. 9812030124, records of Skagit County, Washington, being a portion of Block 1122, Northern Pacific Addition to Anacortes, recorded in Volume 2 of plats, pages 9 through 11, inclusive, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 11/19/2015


Donald M. Campbell


Stacey R. Campbell

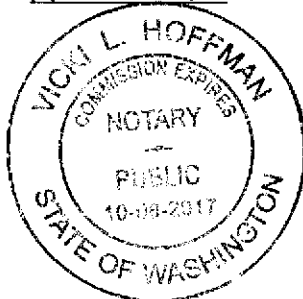
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154765
NOV 23 2015

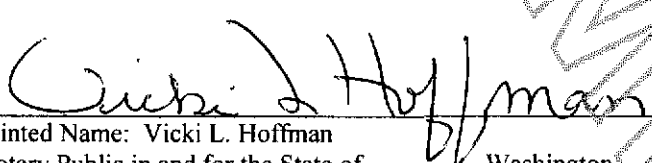
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 19,140.⁰⁰
Skagit Co. Treasurer
By Tham Deputy

I certify that I know or have satisfactory evidence that Donald M. Campbell and Stacey R. Campbell, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 11-20-15




Printed Name: Vicki L. Hoffman
Notary Public in and for the State of
Residing at Coupeville, WA

Washington

My appointment expires: 10/08/2017

EXHIBIT A

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Northern Pacific Addition to Anacortes
Recorded: March 4, 1891
Auditor's No.: Volume 2 of Plats, page 9

B. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 24, 1954
Auditor's No.: 509693
Executed By: Park Estates Development Co., a limited partnership, by Great Western Investment Co. Inc., General Partner, by Albert Balch, President

C. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 22, 1998
Recorded: October 22, 1998
Auditor's No.: 9810220058
Executed By: Rock Ridge, LLC, a Washington limited liability company

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Rock Ridge, Record of Survey Boundary Line Adjustment and Right-of-Way Dedication for Rock Ridge LLC
Recorded: December 3, 1998
Auditor's No.: 9812030124