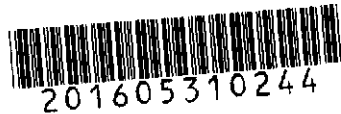


When recorded return to:
Clarissa R. Doan
826 Hoag Road
Mount Vernon, WA 98273



Skagit County Auditor
5/31/2016 Page

1 of

4 3:41PM

\$76.00

CHICAGO TITLE

620021184

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kirk M. Campbell and Susan D. Musselman, 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 Clarissa R. Doan, an unmarried person and James T. Gibbons, an unmarried person, as joint tenants

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.)

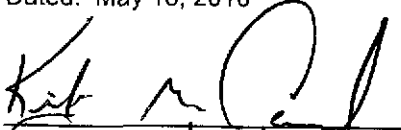

Lot(s): 1 SHORT PLAT NO. MV-1-98 Tax/Map ID(s):

Tax Parcel Number(s): P25909 / 340417-2-004-0009,

Subject to:


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


Dated: May 18, 2016


Kirk M. Campbell

Susan D. Musselman

We the above Grantees acknowledge that we are taking title as Joint

Tenants with rights of survivorship and not as Tenants in common


James T. Gibbons


Clarissa R. Doan


Statutory Warranty Deed (LPB 10-05)
WA0000816.doc / Updated: 07.30.13

Page 1

WA-CT-FNRV-02150.620019-620027184

20162191
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 31 2016

Amount Paid \$ 3298⁰⁰
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kirk M. Campbell and Susan D. Musselman are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-24-16

Name: [Signature]

Notary Public in and for the State of Wash

Residing at: [Signature]

My appointment expires: 1-3-19

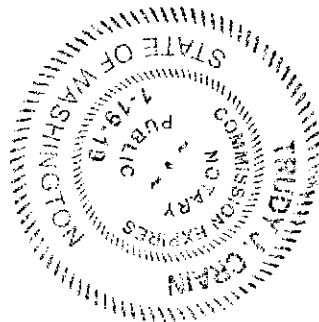


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P25909 / 340417-2-004-0009

Lot 1, SHORT PLAT NO. MV-1-98, approved March 9, 1999 and recorded March 11, 1999 and recorded in Volume 14 of Short Plats, pages 6 and 7, under Auditor's File No. 9903110041, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Mount Vernon
Purpose: To lay, maintain, operate, relay and remove at any time a sewer pipe or pipes, line or lines, with right of ingress and egress to and from the same
Recording Date: March 3, 1959
Recording No.: 578556
Affects: The West 15 feet of said premises
2. 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 SHORT PLAT NO. MV-1-98:

Recording No: 9903110041
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: March 11, 1999
Recording No.: 9903110041
Matters shown: Possible encroachment of a fence along the Westerly portion of said premises by varying amounts
4. Assessments, if any, levied by City of Mount Vernon.
5. City, county or local improvement district assessments, if any.