

**When recorded return to:**

Timothy Campbell and Tanika Campbell  
6907 Carolina Street  
Anacortes, WA 98221



201606090062

Skagit County Auditor

\$77.00

6/9/2016 Page

1 of

5 3:33PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620027138

**CHICAGO TITLE**  
**620027138**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robert Dell Collins and Kristen C. Hoffbuhr, 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 Timothy Campbell and Tanika Campbell, a married couple  
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): 13-16 Unit(S): Block: 24 TOWNSHIP OF GIBRALTER

Tax Parcel Number(s): P102310 / 4109-024-016-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 2358

JUN 09 2016

Amount Paid \$1655.90

Skagit Co. Treasurer

By *nam* Deputy

**STATUTORY WARRANTY DEED**

(continued)

Dated: May 25, 2016



Robert Dell Collins

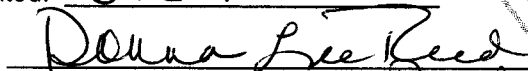


Kristen C. Hoffbuhr

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Robert Dell Collins and Kristen C. Hoffbuhr 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: 6/6/16

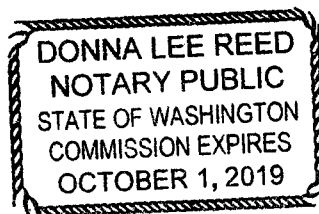


Name: Donna Lee Reed

Notary Public in and for the State of Washington

Residing at: Marysville, WA

My appointment expires: 10/1/2019



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P102310 / 4109-024-016-0005**

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**PARCEL A:**

Lots 13, 14, 15 and 16, Block 24, PLAT OF THE TOWNSHIP OF GIBRALTER, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington;

TOGETHER WITH those portions of Georgia Street and Nebraska Street, described as follows:

Beginning at the Northeast corner of said Lot 13, Block 24;  
thence North along the Northerly extension of the East line of said Lot 13 a distance of 50 feet to the centerline of Georgia Street;  
thence West along the centerline of Georgia Street a distance of 140 feet to the centerline of Nebraska Street;  
thence South along the centerline of Nebraska Street a distance of 350 feet to the South line of said Block 24 extended West;  
thence East along the said Westerly extension of said Block 24 a distance of 20 feet;  
thence North parallel to the centerline of Nebraska Street a distance of 160 feet to a point which intersects the Westerly extension of the South line of Lots 13 through 16 of said Block 24 extended West;  
thence East along said Westerly extension a distance of 20 feet to the Southwest corner of Lot 16 of said Block 24;  
thence North along the West line of said Lot 16 to the Northwest corner thereof;  
thence East along the North line of said Block 24 to the point of beginning;

**PARCEL B:**

A non-exclusive easement for ingress, egress and utilities over, under and across the following described tract:

The North 80 feet of Carolina Street lying between Block 4 and Block 24 of PLAT OF THE TOWNSHIP OF GIBRALTER, SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington, extended from the centerline of Nebraska Street to the centerline of Dakota Street, EXCEPT the North 20 feet thereof, lying adjacent to Lots 17 through 32 of said Block 24;

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: May 18, 1992  
Recording No.: 9205180140, records of Skagit County, WA  
In favor of: Puget Sound Power and Light Company  
For: Underground distribution and electric lines and appurtenances thereto
2. Easement, including the terms, covenants, and provisions thereof, granted and reserved by instrument  
Recorded: January 14, 1994  
Auditor's No.: 9401140123, records of Skagit County, WA  
In favor of: Lots 9 through 16, Block 24  
For: Ingress, egress and utilities  
Affects: South 180 feet  
  
Said easement further contains a covenant for the shared equal maintenance of same.
3. Public or private easements, if any, lying within vacated streets.
4. Road maintenance and agreement, including the terms, conditions and provisions thereof as contained in instrument  
Recorded: October 7, 1992  
Auditor's No.: 9210070043, records of Skagit County, WA  
Affects: Parcel B
5. Terms, covenants, and provisions of the easement set forth in Parcel B, of Exhibit "A", and the effect of any failure to comply with such terms, covenants, and provisions.
6. Conditional agreement for alternative sewage systems including covenants and restrictions contained therein;  
Recorded: October 29, 1993  
Auditor's No.: 9310290131, records of Skagit County, WA
7. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: September 25, 1992  
Recording No.: 9209250074

Modification(s) of said covenants, conditions and restrictions

## EXHIBIT "B"

### Exceptions (continued)

- Recording Date: August 12, 1993  
Recording No.: 9308120052
8. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: February 1, 1994  
Auditor's No.: 9402010065, records of Skagit County, WA  
In favor of: Puget Sound Power and Light Company  
For: Underground distribution and electric lines and appurtenances thereto
9. Agreement, including the terms and conditions thereof; entered into;  
By: Anthony Calandra  
And Between: NORWECO Singulair Distributor  
Recorded: September 27, 2000  
Auditor's No.: 200009270066, records of Skagit County, Washington  
Providing: Skagit County maintenance agreement
10. City, county or local improvement district assessments, if any.