

When recorded return to:
Trevor S Campbell and Star E Campbell
733 Hemlock St
Edmonds, WA 98020



201706290091
Skagit County Auditor \$75.00
6/29/2017 Page 1 of 3 1:52PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031328

CHICAGO TITLE
620031328

STATUTORY WARRANTY DEED

THE GRANTOR(S) James L Quackenbush, a married man, as his separate estate; and Christa Lee Quackenbush, his spouse

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Trevor S Campbell and Star E Campbell, a marital community

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 31, Block 1, LAKE CAVANAUGH SUBDIVISION DIVISION NO. 3, according to the plat thereof recorded in Volume 6 of Plats, pages 25 through 31, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P66806 / 3939-001-031-0001

Subject to:

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

Dated: June 26, 2017

James L Quackenbush

Christa Lee Quackenbush

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017/26/18
JUN 29 2017

Amount Paid \$ 15,580.00
Skagit Co. Treasurer
By Deputy

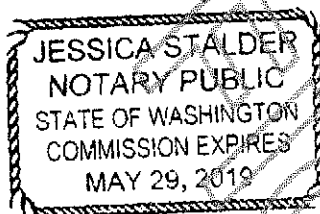
STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
James J. Quackenbush and Christa Lee Quackenbush
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: 6/26/2017



Jessica
Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: MT Vernon
My appointment expires: 5-29-19

EXHIBIT "A"

Exceptions

1. 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 LAKE CAVANAUGH SUBDIVISION DIVISION NO. 2:

Recording No.: 396262

2. Easement, including the terms and conditions thereof, created by instrument;
Recorded: October 17, 1938
Auditor's No.: 306699, records of Skagit County, Washington
In favor of: State Division of Forestry
For: Road for forest protection

Note: Exact location and extent of easement is undisclosed of record.

3. 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.

4. Record of Survey

Recording Date: May 14, 1992
Recording No.: 9205140003

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 15, 1993
Recording No.: 9307150042
Affects: Portion of said premises

6. 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.