

When recorded return to:
Mat R Ballenger and Pamela R Ballenger
18184 Fox Hollow Lane
Bow, WA 98232



201707280089

Skagit County Auditor
7/28/2017 Page

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4 1:52PM

\$77.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031592

CHICAGO TITLE
020031592

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shawn D. Campbell as Trustee of the Campbell Family Trust, dated May 23, 2000
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Mat R Ballenger and Pamela R Ballenger, a married couple

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

Lot 2, Short Plat PL 06-0489, recorded May 14, 2008 under Auditor's File No. 200805140005,
Records of Skagit County, State of Washington, being a portion of Southeast Quarter of the
Northwest Quarter, Section 28, Township 35 North, Range 4 East of W.M.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P127665 / 350428-0-011-0100,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173490
JUL 28 2017

Amount Paid \$ 3280.20
Skagit Co. Treasurer
By *MB* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: July 21, 2017

The Campbell Family Trust, dated May 23, 2000

X BY Shawn D. Campbell
Shawn D Campbell, Trustee

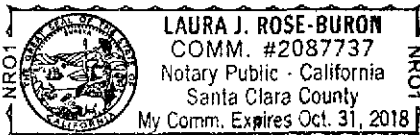
State of CALIFORNIA

County of SACRAMENTO

I certify that I know or have satisfactory evidence that SHAWN D. CAMPBELL

is are the person(s) who appeared before me, and said person acknowledged that (he) she/they signed this instrument, on oath stated that (he) she/they was authorized to execute the instrument and acknowledged it as the Trustee of the Campbell Family Trust, dated May 23, 2000 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 27th, 2017



Laura J. Rose-Buron
Name: Laura J. Rose-Buron
Notary Public in and for the State of CALIFORNIA
Residing at: SACRAMENTO COUNTY
My appointment expires: 10/31/2018

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 22, 1929
Auditor's No.: 221302, records of Skagit County, Washington
In favor of: Pacific Northwest Traction Company, a corporation
For: Electric Transmission and/or distribution line, together with necessary appurtenances
Affects: Said premises and other property

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 62-76

Recording No. 844888

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 PL 06-0489:

Recording No: 200805140005

4. Lot of Record Certification:

Recording Date: June 26, 2006
Recording No.: 200606260096

5. Lot of Record Certification:

Recording Date: MAY 14, 2008
Recording No.: 200805140006

6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: January 9, 2003

EXHIBIT "A"

Exceptions (continued)

Recording No.: 200301090144
Matters shown: Fence lines at variance with boundary lines

7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey.

Recording Date: January 1, 1753
Recording No.: 9301210012
Matters shown: Fence lines at variance with boundary lines

8. City, county or local improvement district assessments, if any.

9. Terms and conditions contained in Application for Current Use Classification (entered into pursuant to RCW 84.33; Notice of Approval)

Recorded: November 2, 1973
Auditor's No.: 792858, records of Skagit County, Washington
Classification: Farm and Agricultural Land

Transfer thereof
Recorded: September 5, 1974
Auditor's No.: 806817

Notice of Continuance recorded on June 14, 2006 under Auditor's File No. 200606140004.

The property described herein may be subject to additional taxes, assessments, interest, and penalties upon withdrawal from said classification or change in use.