



201806290040

06/29/2018 09:00 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Rhonda Campbell and John R. Campbell
1806 N.35th Street
Mount Vernon, WA 98273

Land Title

01-
167729-0

STATUTORY WARRANTY DEED

THE GRANTOR(S) Justin Thomas Krueger and Kelly Kristine Krueger, a married couple

for and in consideration of \$10.00 and good and other valuable consideration

in hand paid, conveys, and warrants to Rhonda Campbell, a single person and John R. Campbell, a married man

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

Lot 11, 'FOX HILL ESTATES DIVISION 1" as per plat recorded in Volume 14 of Plats, pages 7 and 8 records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Abbreviated Legal: N/A -

Subject to Exhibit "A" attached hereto and made a part hereof

Tax Parcel Number(s): 4474-000-011-0006 PID P83183

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182822

JUN 29 2018

Amount Paid \$ *4722.00*

Skagit Co. Treasurer

By *HB* Deputy

Dated: June 25, 2018

[Signature]
Kelly Kristine Krueger

[Signature]
Justin Thomas Krueger

State of Washington
County of EVERETT

I certify that I know or have satisfactory evidence that Justin Thomas Krueger and Kellyy Kristine Krueger (is/are) the person(s) who appeared before me, and said person(s) acknowledge that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6-27-2018

[Signature]
Notary Public in and for the State of Washington

My appointment expires: 6-29-2020



Exhibit "A"

EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: The exterior 7 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved Plat of Fox Hill Estates. A 2.5 foot strip of land, parallel with and adjacent to all interior lot lines, said lot lines as delineated on the final approved Plat of Fox Hill Estates
Dated: November 28, 1984
Recorded: December 31, 1984
Auditor's No.: 8412310081

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Fox Hill Estates Division 1
Recorded: March 19, 1985
Auditor's No.: 8503190027

STANDARD PARTICIPATION CONTRACT, INCLUDING TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation
And: Scott and Barbara Otis, husband and wife
Dated: July 18, 1985
Recorded: July 24, 1985
Auditor's No.: 8507240008
Providing: Right to connect subject property to City sewer

Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by instrument recorded on May 12, 2017, under Auditor's File No. 201705120083. Reference is made to said document for full particulars.



Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County.

A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.