

When recorded return to:

James L. Campbell and Kathy A. Campbell
2007 Tundra Loop
Mount Vernon, WA 98273



201809280025

09/28/2018 09:08 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035823

CHICAGO TITLE
620035823

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald B Proctor and Patricia A Proctor, 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 James L. Campbell and Kathy A. Campbell, husband and wife

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

Lot 47, PLAT OF TRUMPETER MEADOWS, according to the Plat thereof recorded October 12,
2005 under Auditor's File No. 200510120048, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P123509 / 4872-000-047-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184303
SEP 28 2018

Amount Paid \$6982.00
Skagit Co. Treasurer
By *mg* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 24, 2018

Ronald B. Proctor
Ronald B ProctorPatricia A. Proctor
Patricia A ProctorState of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Ronald B Proctor and Patricia A Proctor 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.

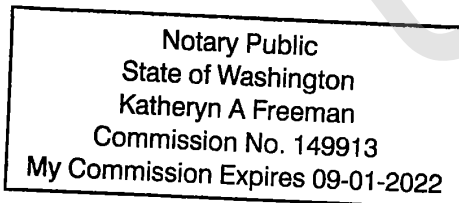
Dated: September 25, 2018.Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish Co.
My appointment expires: 9-01-2022

EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 57557

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 22, 1979
Auditor's No(s): 7906220042, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Water pipelines

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 Trumpeter Meadows:

Recording No: 200510120048

4. Covenants, conditions, restrictions and easements 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: February 22, 2006
Recording No.: 200602220046

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Landmark Building and Development
Recording Date: February 22, 2006
Recording No.: 200602220046

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Mount Vernon.