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1008 5<sup>th</sup> Street  
Anacortes, Washington 98221



**201809280055**

09/28/2018 10:06 AM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20184308  
SEP 28 2018

Amount Paid \$ 0  
By *HB* Skagit Co. Treasurer Deputy

**BARGAIN AND SALE DEED**

**GRANTORS:** Ian and Kimberly Campbell, husband and wife.  
**GRANTEE:** Tamaris Mignogna Campbell, a married woman, as her sole and separate property.

**Abbreviated  
Legal:**

LOT 2 S/P 95-037 AF#9602020036 AKA PTN E1/2 SW1/4 NE1/4 SAID SECTION & ALSO UNDIVIDED INTEREST IN TRACT X. ALSO TOGETHER WITH THAT PORTION OF LOT 4, SHORT PLAT 95-037, DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE NORTH ALONG THE NORTH-SOUTH SECTION 12 CENTERLINE 696.82 FEET; THENCE SOUTH 89 DEGREES 11' 40' EAST, 801.47 FEET ALONG TRACT X CENTERLINE AS SHOWN ON THE FACE OF SAID SHORT PLAT NO. 95-037, AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 11' 40' EAST 142.15 FEET; THENCE THROUGH A CURVE TO THE LEFT, WHICH RADIUS POINT BEARS SOUTH 71 DEGREES 20' 08' WEST 45 FEET, WITH A CENTRAL ANGLE OF 70 DEGREES 31' 48', LENGTH OF 55.40 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID SHORT PLAT; THENCE NORTH 89 DEGREES 11' 40' WEST, 99.72 FEET; THENCE SOUTH 0 DEGREES 48' 20' WEST, 30.00 FEET TO THE TRUE POINT OF BEGINNING. ALSO EXCEPT A TRACT OF LAND SITUATED IN THE NE1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., BEING A PORTION OF LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 95-037 BY THAT INSTRUMENT PREPARED FOR MICHAEL AND MAUREEN FOHN DATED JANUARY 15, 1996 AND RECORDED FEBRUARY 2, 1996 UNDER AUDITOR'S FILE NO. 9602020036, RECORDS OF SKAGIT COUNTY, WASHINGTON; DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF SAID SHORT PLAT NO. 95-037; THENCE SOUTH 0 DEGREES 50' 23' WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88 DEGREES 41' 45' EAST ALONG A LINE PARALLEL TO AND 20 FEET DISTANT WHEN MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 206.24 FEET; THENCE NORTH 0 DEGREES 57' 14' EAST, DISTANCE OF 20.00 FEET TO THE MID POINT OF THE NORTH LINE OF SAID LOT 2; THENCE NORTH 88 DEGREES 41' 45' WEST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 206.29 FEET TO THE POINT OF BEGINNING. ALSO TOGETHER WITH A TRACT OF LAND SITUATED IN THE NE1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., BEING A PORTION OF LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 95-038 BY THAT INSTRUMENT PREPARED FOR JAMI J SIMAC DATED MARCH 23, 1996 AND RECORDED JUNE 11, 1996 UNDER AUDITOR'S FILE NO. 9606110052, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 95-037 BY THAT INSTRUMENT PREPARED FOR MICHAEL AND MAUREEN FOHN DATED JANUARY 15, 1996 AND RECORDED FEBRUARY 2, 1996 UNDER AUDITOR'S FILE NO. 9602020036, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE 1 DEGREE 04' 04' EAST ALONG THE MOST EASTERLY LINE OF SAID LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 95-038, A DISTANCE OF 20.00 FEET; THENCE NORTH 88 DEGREES 41' 45' WEST ALONG A LINE PARALLEL TO AND 20 FEET DISTANT WHEN MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF LOT 2 OF SAID FOHN SHORT PLAT NO. 95-037, A DISTANCE OF 206.33 FEET; THENCE SOUTH 0 DEGREES 57' 14' WEST, A DISTANCE OF 20.00 FEET TO THE MID POINT OF THE NORTH LINE OF LOT 2 OF SAID FOHN SHORT PLAT NO. 95-037; THENCE SOUTH 88 DEGREES 41' 45' EAST ALONG THE NORTH LINE OF LOT 2 OF SAID FOHN SHORT PLAT NO. 95-037, A DISTANCE OF 206.29 FEET TO THE POINT OF BEGINNING.

**Parcel Number:** P31433  
**Tax ID Number:** 350112-1-005-0007

The GRANTORS IAN AND KIMBERLY CAMPBELL, husband and wife and residents of Skagit County, Washington, for and in consideration of the love and affection they have for their daughter, bargain, sell and convey to GRANTEE TAMARIS MIGNOGNA CAMPBELL, a married woman, as her sole and separate property, a fifty-percent interest (50%) in the following described real estate:

Lot 2, Short Plat No. 95-037, approved January 31, 1996, recorded February 2, 1996, in Volume 12 of Short Plats, pages 71 and 72, under Auditor's File No. 9602020036 and being a portion of the West ½ of the East ½ of Section 12, Township 35 North, Range 1 East;

TOGETHER WITH a 20' x 206.3' strip of land aggregated to Lot 2 of Short Plat No. 95-037 by a boundary line adjustment recorded July 1, 2004 under Skagit County Auditor's File No. 200407010081, and described as follows:

A tract of land situated in the NE ¼ of Section 12, Township 35 North, Range 1 East, Willamette Meridian being a portion of Lot 2 of Skagit County Short Plat No. 95-038 by that instrument prepared for Jami J. Simac dated March 23, 1996 and recorded June 11, 1996 under Auditor's File No. 9606110052, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of Lot 2 of Skagit County Short Plat No. 95-037 by that instrument prepared for Michael and Maureen Fohn dated January 15, 1996 and recorded February 2, 1996 under Auditor's File No. 9602020036, records of Skagit County Washington; thence North 1°04'04" East along the most Easterly line of said Lot 2 of Skagit County Short Plat No. 95-038, a distance of 20.00 feet; thence North 88°41'45" West along a line parallel to and 20 feet distant when measured at right angles to the North line of Lot 2 of said Fohn Short Plat No. 95-037, a distance of 206.33 feet; thence South 0°57'14" West, a distance of 20.00 feet to the mid point of the North line of Lot 2 of said Fohn Short Plat No. 95-037; thence South 88°41'45" East along the North line of Lot 2 of said Fohn Short Plat No. 95-037, a distance of 206.29 feet to the Point of Beginning, and containing 0.095 acres.

AND ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across Tract X (Paradise Lane) as shown on the face of said Short Plat No. 95-037.

AND ALSO TOGETHER WITH: That portion of Lot 4, Short Plat No. 95-037, approved January 31, 1996, recorded February 2, 1996 in Volume 12 of Short Plats, pages 71 and 72, under Auditor's File No. 9602020036 and being a portion of the West ½ of the East ½ of Section 12, Township 35 North, Range 1 East (being a portion of the vacated plat of Queen Anne Addition to North Anacortes), described as follows:

Beginning at the Southwest corner of the Northeast 1/4 of said Section 12; thence North along the North-South Section 12 centerline 696.82 feet; thence South 89°11'40" East, 801.47 feet along Tract X centerline as shown on the face of said Short Plat No. 95-037, and the TRUE POINT OF BEGINNING; thence continuing South 89°11'40" East 142.15 feet; thence through a curve to the left, which radius point bears South 71°20'08" West 45 feet with a central angle of 70°31'48", length of 55.40 feet to the Southeast corner of Lot 1 of said Short Plat; thence North 89°11'40" West, 99.72 feet; thence South 0°48'20" West 30.00 feet to the TRUE POINT OF BEGINNING;

EXCEPT NOT INCLUDING a 20' x 206.3' strip of land aggregated with Lot 2 of Short Plat No. 95-038 by a boundary line adjustment recorded July 1, 2004 under Skagit County Auditors File No. 200407010080, and described as follows:

A tract of land situated in the NE ¼ of Section 12, Township 35 North, Range 1 East, Willamette Meridian being a portion of Lot 2 of Skagit County Short Plat No. 95-037 by that instrument prepared for Michael and Maureen Fohn dated January 15, 1996 and recorded February 2, 1996 under Auditor's File No. 9602020036, records of Skagit County, Washington; described as follows:

Beginning at the Northwest corner of Lot 2 of said Fohn Short Plat No. 95-037; thence South 0°50'23" West along the West line of said Lot 2, a distance of 20.00 feet;

thence South 88°41'45" East along a line parallel to and 20 feet distant when measured at right angles to the North line of said Lot 2, a distance of 206.24 feet; thence North 0°57'14" East, a distance of 20.00 feet to the mid-point of the North line of said Lot 2;

thence North 88°41'45" West along the North line of said Lot 2, a distance of 206.29 feet to the Point of beginning, and containing 0.095 acres.

AND SUBJECT TO Reservations contained in Deed recorded under Auditor's File Number 9509080104; Notes contained on the face of Short Plat; Non-exclusive easement recorded under Auditor's File No. 9602060094; Water well notes contained on the face of said Short Plat; Easement disclosed by Plat of said Short Plat;

All situate in the County of Skagit, State of Washington.

Dated this 14 day of September 2018.

*Ian Campbell*  
Ian Campbell

State of Washington )

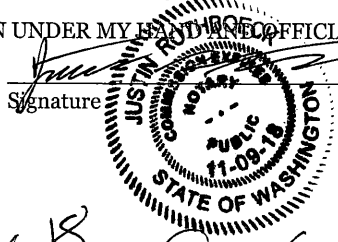
County of Skagit )

ss.

I certify that I know or have satisfactory evidence that Ian Campbell is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 14<sup>th</sup> day of September 2018.

Signature



Justin Rothboeck  
Notary Public in and for the State of Washington  
Residing at Anacortes, Washington  
My appointment expires November 9, 2018

Dated this 18 day of September 2018.

*Kimberly Campbell*  
Kimberly Campbell

State of Washington )

County of Skagit )

ss.

I certify that I know or have satisfactory evidence that Kimberly Campbell is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 18<sup>th</sup> day of September 2018.

*Justin Rothboeck*  
Signature

JUSTIN ROTHBOECK  
Print Name

Notary Public in and for the State of Washington

Residing at ANACORTES, Washington

My appointment expires 11/9/18

