

When recorded return to:  
Matthew S. Bunzel  
215 Carter Street  
Sedro Woolley, WA 98284

  
**201810310105**  
10/31/2018 03:32 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620035402

**CHICAGO TITLE**  
620035402

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Campbell 6, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Matthew S. Bunzel, an unmarried man and Kristen Moore, an unmarried woman

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

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

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

Ptn. NE NW, 19-35-5

Tax Parcel Number(s): P39559 / 350519-0-106-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20184848  
OCT 31 2018

Amount Paid \$6226.<sup>10</sup>  
Skagit Co. Treasurer  
By *cm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 26, 2018

Campbell 6, LLC

BY: *Larry Campbell*  
Larry Campbell  
Member

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Larry Campbell and Lance Campbell are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Members of L & L Holdings, LLC, sole member of Campbell 6, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_,  
My appointment expires: \_\_\_\_\_

**STATUTORY WARRANTY DEED**  
(continued)

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Larry Campbell is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as Member of Campbell 6, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 29 2018  
Martin E Lehr  
Name: Martin E Lehr  
Notary Public in and for the State of WA  
Residing at: La Conner  
My appointment expires: 2-9-19



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P39559 / 350519-0-106-0006**

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A tract of land in the Northeast Quarter of the Northwest Quarter of Section 19, Township 35 North, Range 5 East of the Willamette Meridian, described as follows to-wit:

Beginning at a point on the North line of above said subdivision 1,640.5 feet East of the Northwest corner of said Section 19;  
Thence South 0°03' East parallel to the West line of said Section 19, a distance of 402.25 feet to the true point of beginning of this description;  
Thence South 0°03' East 278.7 feet to the North line of the State Highway;  
Thence North 52°59' East, along the North line of said State Highway, a distance of 130.88 feet;  
Thence North 0°03' West, a distance of 200.0 feet;  
Thence West parallel to the North line of said Section 19, a distance of 104.57 feet to the true point of beginning;

EXCEPTING therefrom that portion described as follows:

That portion of the Northeast Quarter of the Northwest Quarter of Section 19, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at a point on the North line of the above said subdivision, 1,640.5 feet East of the Northwest corner of said Section 19;  
Thence South 0°03' East parallel to the West line of said Section 19, to a point which is 135 feet North of the North line of State Highway, as said Highway existed on June 11, 1971, and the true point of beginning of this description;  
Thence South 0°03' East, 135 feet to the North line of said State Highway;  
Thence North 52°59' East along the North line of said State Highway, 130.88 feet;  
Thence North 0°03' West, 59 feet;  
Thence West parallel to the North line of Section 19, a distance of 104 feet, more or less, to the true point of beginning;

EXCEPT public roads;

AND EXCEPT any portion thereof lying within the East 580 feet of the Northwest Quarter of said Section 19.

Situated in Skagit County, Washington

**EXHIBIT "B"**  
Exceptions

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

Recording Date: January 24, 1985  
Recording No.: 8501240016  
Matters shown: Rail fence

2. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"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."

3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by City of Sedro Woolley.