

**When recorded return to:**  
Karla Swanson  
1807 Aemmer Place  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620043020

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2376

Jun 30 2020

Amount Paid \$9518.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**CHICAGO TITLE**  
**620043020**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Teresa M. Campbell who acquired title as Teresa M. Feller and Mark E. Campbell,  
Wife and Husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Karla Swanson, an unmarried person, as her separate estate

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

LOT 1, CITY OF MOUNT VERNON SHORT PLAT NO. LU-07-049 (AEMMER CROSSING),  
APPROVED MARCH 3, 2009 AND RECORDED MARCH 6, 2009 UNDER AUDITOR'S FILE NO.  
200903060122, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

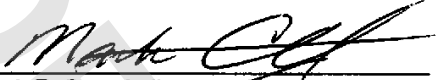

Tax Parcel Number(s): P61675 / 3853-000-023-0005

Subject to:

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

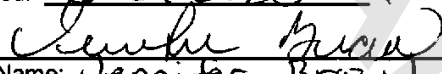
**STATUTORY WARRANTY DEED**  
(continued)

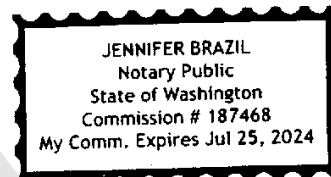
Dated: June 13, 2020

  
\_\_\_\_\_  
Mark E. Campbell  
  
\_\_\_\_\_  
Teresa M. Campbell

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Mark E. Campbell and Teresa M. Campbell 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: 6-29-2020  
  
\_\_\_\_\_  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024



## EXHIBIT "A"

### Exceptions

1. Terms and conditions of City of Mount Vernon Ordinance No. 2031  
 Recording Date: June 12, 1981  
 Recording No.: 8106120017
  
2. Terms and conditions of city of Mount Vernon Ordinance No. 2689  
 Recording Date: August 24, 1995  
 Recording No.: 9508240035
  
3. Covenants, conditions and restrictions contained in instrument  
 Recording Date: May 9, 2006  
 Recording No.: 200605090069  
 As Follows:  

"The above property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot"
  
4. Terms and conditions of City of Mount Vernon Ordinance No. 3328  
 Recording Date: October 11, 2006  
 Recording No.: 200610110005
  
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: Puget Sound Energy  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: July 14, 2008  
 Recording No.: 200807140096  
 Affects: A portion of said short plat
  
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 CITY OF MOUNT VERNON SHORT PLAT NO. LU-07-049 (AEMMER CROSSING):  
 Recording No: 200903060122

**EXHIBIT "A"****Exceptions  
(continued)**

7. Covenants, conditions and restrictions 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: March 6, 2009  
Recording No.: 200903060123

8. Terms and conditions contained in City of Mount Vernon Ordinance No. 3543

Recording Date: August 8, 2012  
Recording No.: 201208080001

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by City of Mount Vernon.
12. Assessments, if any, levied by Aemmer Crossing Homeowner's Association.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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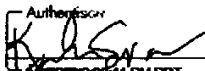
The following is part of the Purchase and Sale Agreement dated May 30, 2020  
between Karla Swanson ("Buyer")  
Buyer  
and Mark E Campbell ("Seller")  
Seller  
concerning 1807 Aemmer Place Mount Vernon WA 98274 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

  
06/01/2020  
Date

Buyer Date

  
06/01/2020  
Date

Seller Date

  
06/01/2020  
Date

Seller