

When recorded return to:
Cory Campbell
4800 Hickory Drive
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-721
Feb 19 2021
Amount Paid \$9944.31
Skagit County Treasurer
By Chelsea Stalcup Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044500

CHICAGO TITLE
620044500

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rodney B. Willsey and Cheryl A. Willsey, also shown of record as Cheryl Willsey, 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 Cory Campbell, an unmarried person

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

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 25 RODS OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 8, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., WITH THE NORTH LINE OF THE COUNTY ROAD;

THENCE NORTH 575 FEET;

THENCE EAST 220 FEET;

P38668

THENCE SOUTH TO THE NORTH LINE OF SAID COUNTY ROAD;

THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF THE COUNTY ROAD TO THE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED PARCEL 1:

PARCEL 1:

STATUTORY WARRANTY DEED
(continued)

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 25 RODS OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 8, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., WITH THE NORTH LINE OF THE COUNTY ROAD;

THENCE NORTH 250 FEET;

THENCE EAST 220 FEET;

THENCE SOUTH TO THE NORTH LINE OF SAID COUNTY ROAD;

THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF THE COUNTY ROAD TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AN EXISTING DRIVEWAY AS THE SAME EXISTED ON JULY 10, 1980, ON THE EAST 30 FEET OF THE LAND HEREIN DESCRIBED AS PARCEL 1.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P38668/ 350508-0-007-0108,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 8, 2021



Rodney B. Willsey



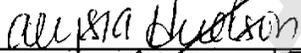
Cheryl A. Willsey

see attached

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Rodney B. Willsey and Cheryl A. Willsey 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: 02.16.2021



Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arington
My appointment expires: 03 01 2024

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that

Rodney Willsey and Cheryl Willsey
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 02.16.2021

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Skagit, WA
My appointment expires: 03.01.2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Exceptions

1. Reservations contained in Deed:
Recording Date: September 10, 1910
Recording No.: 80946, records of Skagit County, Washington

2. 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 Survey:
Recording No: 9011130061

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Disclosed By: Decree of Dissolution entered August 25, 1980 in Skagit County Superior Court Cause No. 41518
In favor of: Roy Lee Johnson
Purpose: Ingress and Egress
Affects: Over an existing driveway as the same existed on July 10, 1980 on the East 30 feet of subject property.

4. Protected Critical Area Site Plan
Recording Date: January 10, 2000
Recording No.: 200001100016

5. 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 Survey:
Recording No: 200605190122

6. Letter Regarding Well Servicing

EXHIBIT "A"

Exceptions
(continued)

Recording Date: June 1, 2006
Recording No.: 200606010248

7. 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 Survey:

Recording No: 200710190070

8. Utility Franchise Agreement

Recording Date: May 9, 2012
Recording No.: 201205090069

9. 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."

10. City, county or local improvement district assessments, if any.