

When recorded return to:

Robert David Johnson and Stephanie Travers Johnson

13052 Sunset Lane
Anacortes, WA 98221

GNW 21-11575

STATUTORY WARRANTY DEED

THE GRANTOR(S) Pauline M. Campbell, Trustee of PM CAMPBELL FAMILY TRUST dated June 4, 2002,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Robert David Johnson and Stephanie Travers Johnson, Trustees of Johnson Living Trust dated February 14, 2013

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description:

Lot 13, PLAT OF PARKSIDE, DIVISION II

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P106975/ 4644-000-013-0002

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3723

Aug 12 2021

Amount Paid \$14858.00

Skagit County Treasurer

By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-11575-KS

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Dated: 8/11/21

PM CAMPBELL FAMILY TRUST dated June 4, 2002

By: Pauline M. Campbell
Pauline M. Campbell, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

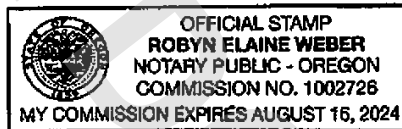
RW Oregon
RW Benton

I certify that I know or have satisfactory evidence that Pauline M. Campbell, is the person who appeared before me, and said person acknowledged that she signed this instrument and and is Trustee of the PM Campbell Family Trust dated June 4, 2002 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 11 day of August, 2021

[Signature]
Signature

Premier Banker
Title



My appointment expires:

8/16/24

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 4409 Shelby Court, Anacortes, WA 98221
Tax Parcel Number(s): P106975/4644-000-013-0002

Property Description:

Lot 13, PLAT OF PARKSIDE, DIVISION II, according to the plat thereof, recorded in Volume 16 of Plats, pages 20 through 22, records of Skagit County, Washington.

Situated in Skagit County, Washington

EXHIBIT B
21-11575-KS

1. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: May 30, 1991
Auditor's No.: May 30, 1991
Executed By: 9105300048
Executed By: Puget Sound Development, a Washington Partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: January 30, 1992, February 7, 1995, April 15, 1997 and May 25, 2000
Recorded: February 6, 1992, February 7, 1995, April 15, 1997, May 25, 2000 and August 31, 2001
Auditor's No.: 9202060046, 9502070074, 9704150082, 200005260127 and 200108310164

2. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: October 3, 1994
Auditor's No. 9410030097
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said line
Area Affected: Roads and 10 feet of lots adjoining road

3. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Parkside Division 2
Recorded: February 7, 1995
Auditor's No.: 9502070066

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

instrument.