

When recorded return to:

J. Clayton Campbell
J. Clayton Campbell and Nancy Ellen Campbell, as
trustees of the Campbell Family Trust
4850 G Loop Road
Bow, WA 98232

CHICAGO TITLE
620052150

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052150

STATUTORY WARRANTY DEED

THE GRANTOR(S) Virginia Bunker, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to J. Clayton Campbell and Nancy Ellen Campbell, as trustees of
the Campbell Family Trust

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.)

LT 2, REPLAT OF LOT 14, GRANDVIEW TERRACE

Tax Parcel Number(s): P100687 / 4565-000-002-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222974

Jul 20 2022

Amount Paid \$15125.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 15, 2022

Virginia Bunker
Virginia Bunker

State of Washington
County of SkaagitThis record was acknowledged before me on July 18 2022 by Virginia Bunker.

Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03-01-2024

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024
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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P100687 / 4565-000-002-0001

LOT 2, REPLAT OF LOT 14, GRANDVIEW TERRACE, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 14 OF PLATS, PAGE 203 AND 204, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 REPLAT OF LOT 14, GRANDVIEW TERRACE:

Recording No: 9110100034

2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed, including the terms, covenants and provisions thereof

Recording Date: May 15, 1918

Recording No.: 125618

Note: No determination has been made regarding the current ownership of said reserved rights.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: April 16, 1931
Recording No.: 242592

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

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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 27, 2022
between J. Clayton Campbell Nancy E. Campbell ("Buyer")
Buyer Buyer
and Virginia Bunker ("Seller")
Seller Seller
concerning 4852 G Loop Rd Bow WA 98232 (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.

Authenticated
J. Clayton Campbell 06/28/2022
Buyer Date

Authenticated
Virginia Bunker 06/28/22
Seller Date

Authenticated
Nancy E. Campbell 06/28/2022
Buyer Date

Seller Date