

When recorded return to:
John E. Morgan
699 Lost River Road
Mazama, WA 98833

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620052322

Escrow No.: 620052322

STATUTORY WARRANTY DEED

THE GRANTOR(S) Linda Maureen Cameron and Mark Daniel Cameron, Co-Trustees of the Cameron Family Trust, under agreement dated November 4, 2020, and successor trustees

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to John E. Morgan, an unmarried person

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 26, RANCHO SAN JUAN DEL MAR, SUBDIV NO. 2

Tax Parcel Number(s): P68266 / 3973-000-026-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223423

Aug 19 2022

Amount Paid \$58305.00
Skagit County Treasurer
By Lena Thompson Deputy

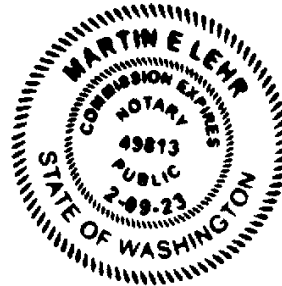
STATUTORY WARRANTY DEED
(continued)

Dated: August 11, 2022

Linda Maureen Cameron and Mark Daniel Cameron, co Trustees of the Cameron Family Trust, under agreement dated November 4, 2020, and successor trustees

BY: _____
Mark Daniel Cameron
Co-Trustee

BY: Linda M. Cameron Trustee
Linda Maureen Cameron
Co-Trustee



State of Washington

County of Skagit

This record was acknowledged before me on August 17, 2022 by ~~Mark Daniel Cameron and~~ Linda Maureen Cameron as Co-Trustee ~~and successor trustee~~ of Linda Maureen Cameron and Mark Daniel Cameron, co Trustees of the Cameron Family Trust, under agreement dated November 4, 2020, and successor trustees.

Mart E Lehr
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 2-9-23

STATUTORY WARRANTY DEED
(continued)

Dated: August 11, 2022

Linda Maureen Cameron and Mark Daniel Cameron, co Trustees of the Cameron Family Trust, under agreement dated November 4, 2020, and successor trustees

BY: [Signature]
Mark Daniel Cameron
Co-Trustee

BY: _____
Linda Maureen Cameron
Co-Trustee

State of Wyoming
County of Teton

This record was acknowledged before me on Aug 17 2022 by Mark Daniel Cameron and ~~Linda Maureen Cameron as Co-Trustee and Co-Trustee, respectively, of Linda Maureen Cameron and Mark Daniel Cameron, co Trustees of the Cameron Family Trust, under agreement dated November 4, 2020, and successor trustees.~~

[Signature]
(Signature of notary public)
Notary Public in and for the State of WY
My appointment expires: 6/25/2028

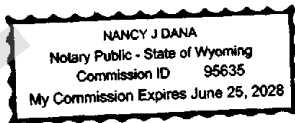


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68266 / 3973-000-026-0007

LOT 26, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 30, 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 the Plat of Rancho San Juan Del Mar Subdivision No. 2:

Recording No: 389140

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company
Purpose: Electric lines, poles, towers, wires and fixtures
Recording Date: October 10, 1961
Recording No.: 613153

3. Terms and provisions of that certain Contract including the terms, covenants and provisions thereof

Recording Date: January 9, 1963
Recording No.: 630694

Providing, among other matters, for the development of the water system and other facilities and issuance of certificates of membership

4. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed by instrument including the terms, covenants and provisions thereof

Recording Date: January 9, 1963
Recording No.: 630694

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: 8303300026

6. License Agreement and the terms and conditions thereof:

EXHIBIT "B"Exceptions
(continued)

Recording Date: April 1, 2004
Recording No.: 200404010068

7. Water Line Franchise Agreement and the terms and conditions thereof:

Recording Date: August 6, 2020
Recording No.: 202008060087
8. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
9. Question of location of lateral boundaries of said second class tidelands or shorelands.
10. Any question that may arise due to shifting or change in the course, boundaries or high water line of Burrows Bay or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Burrows Bay.
11. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
12. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.
15. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 24, 2022
between John E Morgan ("Buyer")
Buyer Buyer
and Cameron Family Trust ("Seller")
Seller Seller
concerning 12234 Salty Lane Anacortes WA 98221 (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.

Authentic: *John E Morgan* 07/24/2022
Buyer Date

Authentic: *Mark D Cameron, Trustee* 07/25/22

Buyer Date

Seller Authentic: *Linda Cameron, Trustee* 07/25/22
Seller Date