

202303090014

03/09/2023 11:13 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:

Viola's Garden LLC
PO Box 194
Marysville, WA 98270

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235732

Mar 09 2023

Amount Paid \$5205.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of
Northwest Escrow, LLC
Escrow Number: 22-1822

CHICAGO TITLE COMPANY
620052733

Statutory Warranty Deed

THE GRANTORS Perri Ashbaugh, and Brian Campbell, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Viola's Garden LLC, a Washington limited liability company ~~By Infinite Holdings, LLC, managing member~~ the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

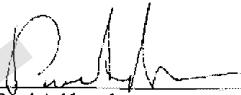
PTN OF W 1/2 SW 1/4 NE 1/4 OF 16-34-4

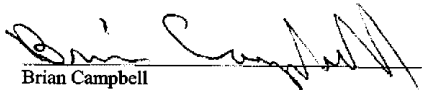
Tax Parcel Number(s): P126059 / 340416-0-008-0100

See attached EXHIBIT "A" LEGAL DESCRIPTION

Subject to: See attached EXHIBIT "B" and by this reference made a part hereto

Dated March 7, 2023


Perri Ashbaugh

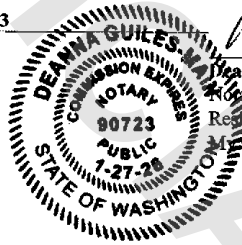

Brian Campbell

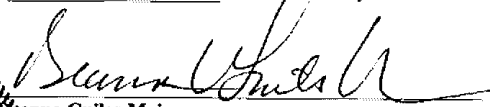
STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that **Perri Ashbaugh and Brian Campbell**

are the persons who appeared before me, and said persons acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: March 7, 2023




Deanna Guiles-Main
Notary Public in and for the State of Washington
Residing at Lake Stevens
My appointment expires: 1/27/2026

Escrow No.: 22-1822

Exhibit "A"

Legal Description:

THE WEST TWO-THIRDS (2/3) OF THE HEREINAFTER DESCRIBED PARCEL A;
EXCEPT THE WEST 183.00 FEET OF THE SOUTH 292 FEET OF SAID WEST TWO-THIRDS
(2/3).
PARCEL A:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION
16, TOWNSHIP

34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;
EXCEPT THE WEST 5 ACRES THEREOF;

AND EXCEPT THE SOUTH 40 FEET FOR SOUTH ROAD NO. 1-G.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Escrow No.: 22-1822

Exhibit "B"

Subject to:

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

Granted to: Continental Telephone Company, a Washington corporation
Purpose: Underground electric transmission and/or distribution system
Recording Date: February 2, 1977
Recording No.: 850408
Affects: Portion of said premises

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

Granted to: Continental Telephone Company, a Washington corporation
Purpose: Underground electric transmission and/or distribution system
Recording Date: February 24, 1977
Recording No.: 852370
Affects: Portion of said premises

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: Underground electric transmission and/or distribution system
Recording Date: September 9, 1985
Recording No.: 8509090068
Affects: Portion of said premises

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: Underground electric transmission and/or distribution system
Recording Date: September 2, 1986
Recording No.: 8609020041
Affects: Portion of said premises

Schedule "B" Continued

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."

Assessments, if any, levied by Mt Vernon.

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