

202305310024

05/31/2023 10:46 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:

Larry Campbell and Celia Campbell
27847 Burmaster Road
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236686

May 31 2023

Amount Paid \$13355.00

Skagit County Treasurer

By Lena Thompson Deputy

GNW 23-18089

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patricia Robinson, Personal Representative of The estate of Ruth M. Kaaland, deceased, 9744 Collins Road, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Larry Campbell and Celia Campbell, a married couple

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: Property 1:
Section 22, Township 35 North, Range 4 East - SW NE & SE NE

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): P37057, P37061 and P37062

Dated: 5-26-23

The estate of Ruth M. Kaaland, deceased

By: Patricia A. Robinson
Patricia Robinson, Personal Representative

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18089-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 26th day of May, 2023 by Patricia Robinson, Personal Representative of The estate of Ruth M. Kaaland, deceased.

Gleason Rowland
Signature

Notary
Title

My commission expires: 6/23/2025



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 21659 Cook Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P37057, P37061 and P37062

Property Description:

The East 1/2 of the Southwest 1/4 of the Northeast 1/4 and the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 35 North, Range 4 East W.M.,

EXCEPT the as built and Existing Road running along the South line thereof commonly known as Cook Road, a portion of which was conveyed to Skagit County by Deed recorded September 23, 1896 and June 19, 1894, in Volume 31 of Deeds, Page 619 and Volume 26 of Deeds, Page 783, records of Skagit County, Washington (the South, 20 feet of the Southeast 1/4 of the Northeast 1/4), said Road being conveyed to the State of Washington by Deed recorded September 6, 1938, in Volume 175 of Deeds, Page 303, records of Skagit County, Washington,

And ALSO EXCEPT the following described Parcel:

That certain 50 foot wide strip of land conveyed to the Puget Sound and Baker River Railway Company by Deed recorded July 30, 1907 under Auditor's File No. 63327, in Volume 62 of Deeds, Page 575, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

23-18089-KH

10. 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: September 14, 1926
Recording No.: 197187
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Cascade Natural Gas Corporation
Purpose: as pipeline(s)
Recording No.: 554708
12. 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: Utilities
Filed: July 29, 1988
Superior Court Cause No. 88-2-00344-3
13. Lot certification, including the terms and conditions thereof, recorded on December 19, 2007 as Auditor's File No. 200712190046. Reference to the record being made for full particulars. The company makes no determination as to its affects.
14. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:
Recording No.: 752594
Recording No.: 846090
Continued:
Recording No.: 200806100003

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.