

202402230015

02/23/2024 09:29 AM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor, WA

**When recorded return to:**

Matthew T Gehring  
MGHG Holdings LLC  
24266 Bramble Lane  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20249661

Feb 23 2024

Amount Paid \$6165.00  
Skagit County Treasurer  
By Candi Newcombe Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
*Le 260 556 76*

Escrow No.: 620055676

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Campbell 3 LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to MGHG Holdings LLC, a Washington Limited Liability Company

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.)

PTN. NE NW, SEC. 19-35-5E, W.M.

Tax Parcel Number(s): P39546 / 350519-0-098-0014

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 2/16/2024

Campbell 3 LLC

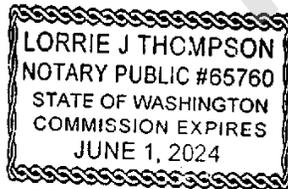
BY: Larry Campbell  
Larry Campbell  
Manager

State of Washington

County of SKAGIT

This record was acknowledged before me on February 16, 2024 by Larry Campbell as  
Manager of Campbell 3 LLC.

Lorrie J Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P39546 / 350519-0-098-0014**

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THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION WHICH LIES N 88°35'14" WEST A DISTANCE OF 178.43 FEET FROM THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 1°24'46" WEST, A DISTANCE OF 296.88 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROUTE 20;  
THENCE NORTH 54°21'53" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 222.55 FEET; THENCE NORTH 35°38'07" WEST, A DISTANCE OF 31.86 FEET; THENCE NORTH 1°24'46" EAST, A DISTANCE OF 137.37 FEET TO A POINT ON THE NORTH LINE OF SAID SUBDIVISION; THENCE NORTH 88°35'14" WEST, A DISTANCE OF 158.43 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS TRACT 3, SURVEY RECORDED UNDER AUDITOR'S FILE NO. 202002070076)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: December 2, 1928  
 Auditor's No(s).: 189530, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: December 28, 1955  
 Auditor's No(s).: 529243, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: November 21, 2002  
 Auditor's No(s).: 200211210176, records of Skagit County, Washington  
 In favor of: Puget Sound Energy, Inc.  
 For: Electric transmission and/or distribution line, together with necessary appurtenances

4. Agreement Providing for Variance Deferring Connection to the Sanitary Sewer When the Property is Served By a Workable Septic System including the terms, covenants and provisions thereof

Recording Date: January 24, 2007  
 Recording No.: 200701240041

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

Granted to: Puget Sound Energy, Inc.  
 Purpose: Utilities  
 Recording Date: August 21, 2017  
 Recording No.: 201708210159

6. 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

**EXHIBIT "B"**Exceptions  
(continued)

law, as set forth on Boundary Line Adjustment :

Recording No: 201709110228

7. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: September 29, 2017  
Recording No.: 201709290082

8. Grant of Easements & Road Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: June 25, 2018  
Recording No.: 201806250223

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

Granted to: Public Utility District No. 1 of Skagit County, Washington  
Purpose: Construction and maintenance of water, sewer, electrical, and communication lines  
Recording Date: March 13, 2019  
Recording No.: 201903130047

10. 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 Survey:

Recording No: 202002070076

11. 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

**EXHIBIT "B"****Exceptions  
(continued)**

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."

12. 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.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by the City of Sedro-Woolley.