

202402280258

02/28/2024 02:39 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Kurt Campbell and Cari Campbell
209 Caspers Street
Edmonds, WA 98020

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249712

Feb 28 2024

Amount Paid \$54642.50
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

CHICAGO TITLE

620054602

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620054602

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard Y. Hertzberg and Deborah R. Loveitt, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Kurt Campbell and Cari Campbell, a married couple

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 GOVT LT. 4, SEC 26-36-2E, W.M.

Tax Parcel Number(s): P47155 / 360226-0-042-0105

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 2/28/2024

Richard Y. Hertzberg
Richard Y. Hertzberg

Deborah R. Loveitt
Deborah R. Loveitt

State of Washington

County of Snohomish

This record was acknowledged before me on 2-28-2024 by Richard Y. Hertzberg and Deborah R. Loveitt.

Julie M Dixon
(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 2/2/2026
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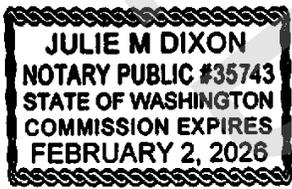


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P47155 / 360226-0-042-0105

That portion of the West Half of Government Lot 4, Section 26, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of Section 26 a distance of 715.8 feet North of the Southwest corner thereof;
thence South 89°44'30" East parallel with the South line of said Section 26 a distance of 40.0 feet to the true point of beginning;
thence South 89°44'30" East a distance of 95.0 feet;
thence North parallel with the West line of Section 26 a distance of 370.0 feet, more or less, to the Government meander line;
thence North 85°00'00" West along the Government meander line to a point a distance of 40.0 feet East of the West line of Section 26;
thence South a distance of 378.0 feet, more or less, to the true point of beginning.
Together with Second Class Tide Lands lying in front of said tract.

(Being also known as Tract A of Skagit County Short Plat #75-72 approved on November 20, 1972.)

Together with an easement for ingress and egress over a strip of land in Government Lot 4, Section 26, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of Section 26 a distance of 695.8 feet North of the Southwest corner thereof;
thence South 89°44'30" East parallel with the South line of Section 26 a distance of 40.0 feet to the true point of beginning;
thence South 89°44'30" East a distance of 629.6 feet to the East line of the West Half of Government Lot 4;
thence North 00°12'40" East a distance of 20.0 feet;
thence North 89°44'30" West a distance of 629.67 feet to a point due North of the true point of beginning;
thence South a distance of 20.0 feet to the true point of beginning.

Situated in Skagit County, State of Washington.

EXHIBIT "B"
Exceptions

1. 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: to construct, operate maintain, repair, replace and enlarge an electric transmission and/or distribution system
 Recording Date: April 16, 1931
 Recording No.: 242593
 Affects: Portion of said premises

2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
 Recording No.: 9148
 Recording No.: 125618

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: George Loop
 Purpose: to construct and maintain water pipe together with rights of ingress and egress thereon.
 Recording Date: September 12, 1955
 Recording No.: 523925

4. 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 Short Plat 75-72.

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: to construct, operate maintain, repair, replace and enlarge an electric

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

transmission and/or distribution system

Recording Date: April 29, 2003

Recording No.: 200304290139

Affects: portion of said premises

6. Protected Critical Area Site Plan, including Terms, Provisions and Conditions therein

Recording Date: July 31, 2003

Recording No.: 200307310088

7. Protected Critical Area Site Plan, including Terms, Provisions and Conditions therein

Recording Date: February 28, 2003

Recording No.: 200302280196

8. 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: 200208230024

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

Granted to: Puget Sound Energy, Inc.

Purpose: to construct, operate maintain, repair, replace and enlarge an electric transmission and/or distribution system

Recording Date: November 21, 1999

Recording No.: 199911020142

Affects: Portion of said premises

10. 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.

11. Assessments, if any, levied by Samish Farms Water Association.

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