

**When recorded return to:**  
Daniel Allen Boggs and Kirin Shantel Boggs  
4401 Marine Heights Way  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20249790  
Mar 06 2024  
Amount Paid \$24035.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
U20055603

Escrow No.: 620055603

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Larry Campbell and Celia Campbell, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Daniel Allen Boggs and Kirin Shantel Boggs, a married couple  
the following described real estate, situated in the County of Skagit, State of Washington:  
THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF  
SECTION 15, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.,  
EXCEPT ROADS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.  
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P39168 / 350515-4-007-0002

Subject to:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 3-1-2024

Larry Campbell  
Larry Campbell  
Celia M Campbell  
Celia Campbell

State of Washington  
County of Snohomish

This record was acknowledged before me on 3-1-24 by Larry Campbell and Celia Campbell.

Martin E Lehr  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 2-9-27



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
  - Granted to: Skagit County, a municipal corporation
  - Purpose: clear land and build road
  - Recording Date: August 3, 1978
  - Recording No.: 885981
  - Affects: as described in said instrument
  
2. Planning & Permit Center lot of record Certification and the terms and conditions thereof:
  - Recording Date: June 7, 2005
  - Recording No.: 200506070110
  
3. Title Notification and the terms and conditions thereof:
  - Recording Date: June 13, 2008
  - Recording No.: 200806130131
  
4. Accessory Dwelling Unit and the terms and conditions thereof:
  - Recording Date: July 10, 2008
  - Recording No.: 200807100001
  
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
  
6. The Land has been classified as Farm & Agriculture 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 Date: April 22, 1971
  - Recording No.: 751544

Sale or transfer of all or a portion of the property in Skagit County requires execution of two forms by the new owner and submission of the forms to the Assessor's Office at least two (2) weeks prior to transfer. More time may be required at year end and month end.

The two forms include:

1. Notice of Continuation Form
2. Request for Information Form

In addition, the assessor's office requires that the new owner complete Box 6 of the Real Estate Excise Tax Affidavit, including signing at line 3. If you have questions or need the forms, please telephone the exemption department in the assessor's office at (425)388-3540.

**EXHIBIT "A"**Exceptions  
(continued)

Notice of Continuance is recorded under Recording NO. 200505250035 and Recording no. 200506010076

7. City, county or local improvement district assessments, if any.
8. 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."

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 January 01, 2024

between Daniel Allen Boggs Kirin Shantel Boggs ("Buyer")  
Buyer Buyer

and Larry Campbell Celia Campbell ("Seller")  
Seller Seller

concerning 27847 Burmaster Road Sedro Woolley WA 98284 (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.

Authenticator  
Daniel A Boggs 01/01/2024  
Buyer Date

Authenticator  
Larry Campbell 01/15/24  
Seller Date

Authenticator  
Kirin Shantel Boggs 01/01/2024  
Buyer Date

Authenticator  
Celia Campbell 01/15/24  
Seller Date