

**AFTER RECORDING RETURN TO:**

SSHI LLC dba D.R. Horton  
11241 Slater Ave. NE, Suite 200  
Kirkland, WA 98034  
Attn.: Bobby R. Shah

CHICAGO TITLE NCS: 213245-NCS

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20240276

Apr 16 2024

Amount Paid \$82130.00  
Skagit County Treasurer  
By Lena Thompson Deputy

<b>DOCUMENT TITLE</b>	Statutory Warranty Deed
<b>REFERENCE NO. OF DOCUMENTS ASSIGNED/RELEASED</b>	N/A
<b>GRANTOR(S):</b>	Christopher E. Cammock, a married man, as his separate property and Craig E. Cammock, a married man as his separate property, as to Parcel A; and Nordco Group, L.L.C., a Washington Limited Liability Company as to Parcels B and C1-C4, inclusive
<b>GRANTEE</b>	SSHI LLC, a Delaware limited liability company dba D.R. Horton
<b>ABBREVIATED LEGAL DESCRIPTION</b>	Ptn. SW NE and SE NW, 28-34-4E, W.M.
<b>ASSESSOR'S PARCEL NOS.</b>	P27988 / 340428-1-010-0026, P28018 / 340428-2-018-0000 and P28021 / 340428-2-019-0009

**STATUTORY WARRANTY DEED**

The undersigned grantors, Christopher E. Cammock, a married man, as his separate property and Craig E. Cammock, a married man as his separate property, as to Parcel A, and Nordco Group, L.L.C., a Washington Limited Liability Company as to Parcels B and C1-C4, inclusive (collectively, "**Grantor**"), for and in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys and warrants to SSHI LLC, a Delaware limited liability company dba D.R. Horton ("**Grantee**"), all of that certain real property located in Skagit County, State of Washington, legally described on Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, structures, fixtures and improvements thereon, if any, subject to those exceptions described on Exhibit B attached hereto and incorporated herein by this reference.

*[Remainder of Page Intentionally Left Blank; Signatures and Notary Blocks on Following Pages]*

**GRANTOR:**

Nordco Group, L.L.C., a Washington limited liability company  
(as to ~~Parcels B and C1-24~~ inclusive)

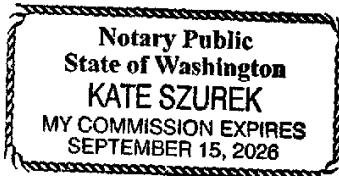
By: 


Name: Craig Cammock  
Title: Manager

Date of Execution: April 14, 2024

STATE OF WASHINGTON )  
COUNTY OF Skasit ) ss.

On this 14 day of April 2024, before me personally appeared Craig Cammock to me known to be or provided satisfactory evidence he is the Manager of Nordco Group, L.L.C., a Washington limited liability company, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said company.

GIVEN under my hand and official seal this 14 day of April 2024.

  
Print Name: KATE SZUREK  
NOTARY PUBLIC in and for the State of Washington;  
residing at: Mant Vernon WA  
My commission expires: 9-15-26

**GRANTOR:**

Christopher E. Cammock, a married man, as his separate property  
 (as to Parcel A)

CL-CL  
 Date of Execution: April 14, 2024

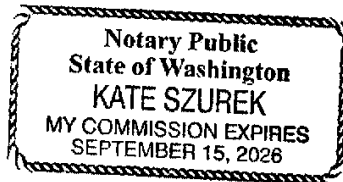
**Spousal Consent:**

Shawn Cammock  
 Date of Execution: April 14, 2024

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF Skagit )

On this 14 day of April, 2024, before me personally appeared CHRISTOPHER E. CAMMOCK, a married man, as his separate property, to me known to be the individual that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed for himself, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute this instrument.

GIVEN under my hand and official seal this 14 day of April, 2024.

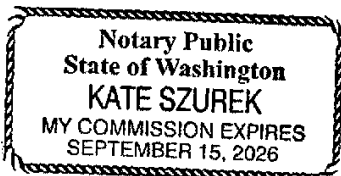


Kate Szurek  
 Print Name: KATE SZUREK  
 NOTARY PUBLIC in and for the State of Washington;  
 residing at: Mount Vernon WA  
 My commission expires: 9-15-26

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF Skagit )

On this 14 day of April, 2024, before me personally appeared Shawn Cammock to me known to be the individual that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed for herself/himself, for the uses and purposes therein mentioned, and on oath stated that she/he was authorized to execute this instrument.

GIVEN under my hand and official seal this 14 day of April, 2024.



Kate Szurek  
 Print Name: KATE SZUREK  
 NOTARY PUBLIC in and for the State of Washington;  
 residing at: Mount Vernon WA  
 My commission expires: 9-15-26

**GRANTOR:**

Craig E. Cammock, a married man as his separate property  
(as to Parcel A)

Date of Execution: April 14, 2024

Spousal Consent:

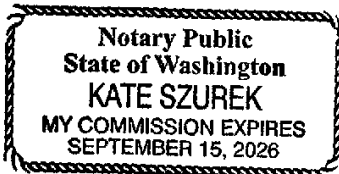
Carrie Cammock

Date of Execution: April 14, 2024

STATE OF WASHINGTON )  
COUNTY OF Skagit ) ss.

On this 14 day of April, 2024, before me personally appeared CRAIG E. CAMMOCK, a married man as his separate property, to me known to be the individual that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed for himself, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute this instrument.

GIVEN under my hand and official seal this 14 day of April, 2024.

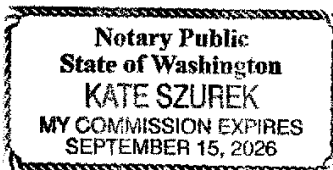


Print Name: KATE SZUREK  
NOTARY PUBLIC in and for the State of Washington;  
residing at: Mount Vernon WA  
My commission expires: 9-15-26

STATE OF WASHINGTON )  
COUNTY OF Skagit ) ss.

On this 14 day of April, 2024, before me personally appeared Carrie Cammock to me known to be the individual that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed for herself/himself, for the uses and purposes therein mentioned, and on oath stated that she/he was authorized to execute this instrument.

GIVEN under my hand and official seal this 14 day of April, 2024.



Print Name: KATE SZUREK  
NOTARY PUBLIC in and for the State of Washington;  
residing at: Mount Vernon WA  
My commission expires: 9-15-26

WA -Cammock - Single Closing - (SWD)

**EXHIBIT A****(Legal Description)****PARCEL A:**

Those portions of the Northwest quarter of the Northeast quarter of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northeast corner of that certain parcel conveyed to Kelly S. Fellers and Kirk D. Fellers, wife and husband, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 200406180155;  
 thence North 1°25'41" East on an extension on the East line of said Feller's parcel for a distance of 6.50 feet;  
 thence North 89°26'35" East for a distance of 19.39 feet;  
 thence North 1°06'48" East for a distance of 103.70 feet;  
 thence North 89°07'27" East for a distance of 138.10 feet to a point of curvature;  
 thence along the arc of said curve to the left, concave to the Northeast, having an initial tangent bearing of South 13°50'45" East, a radius of 62.00 feet, through a central angle of 31°07'24", an arc distance of 33.68 feet;  
 thence South 53°55'40" West for a distance of 41.50 feet;  
 thence South 1°06'48" West for a distance of 100.51 feet, to a point of curvature;  
 thence along the arc of said curve to the left, concave to the Southeast, having an initial tangent bearing of South 82°20'03" West, a radius of 72.00 feet, through a central angle of 27°35'48" an arc distance of 34.68 feet;  
 thence North 76°38'33" West for a distance of 112.27 feet, more or less, to the East line of said Feller's parcel at a point bearing South 1°25'41" West from the POINT OF BEGINNING;  
 thence North 0°25'41" East along said East line for a distance of 28.06 feet, more or less, to the POINT OF BEGINNING.

Situate in the County Skagit, State of Washington.

**PARCEL B:**

That portion of the Southwest quarter of the Northeast quarter of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Southeast corner of the Northeast quarter (East 1/4 corner) of said Section 28;  
 thence South 89°07'27" West along the South line of said Northeast quarter for a distance of 2,687.59 feet, more or less, to the monumented Southwest corner of said Northeast quarter (center of Section);  
 thence North 1°25'41" East along the West line of said Northeast quarter for a distance of 449.30 feet;  
 thence North 89°07'27" East for a distance of 56.31 feet to the TRUE POINT OF BEGINNING;

thence continue North 89°07'27" East for a distance of 140.08 feet;  
 thence North 1°06'48" East for a distance of 130.44 feet;  
 thence South 88°57'53" West for a distance of 100.00 feet;  
 thence South 1°06'48" West for a distance of 24.39 feet;  
 thence South 49°00'16" West for a distance of 63.56 feet to a point of curvature;  
 thence along the arc of said curve to the right, concave to the Southwest, having an initial tangent bearing of South 26°32'56" East, a radius of 62.00 feet, through a central angle of 27°39'44", an arc distance of 29.93 feet to a point of tangency bearing North 1°06'48" East from the TRUE POINT OF BEGINNING;  
 thence South 1°06'48" West for a distance of 35.76 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the County Skagit, State of Washington.

**PARCEL C1:**

Lots 1 and 2, Skagit County Short Plat No. 18-87, approved June 22, 1987 and recorded June 24, 1987 in Volume 7 of Short Plats, page 183, under Skagit County Auditor's File No. 8706240025, being a portion of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 28, Township 34 North, Range 4 East, W.M.

EXCEPT that portion of said Lot 2 more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 2, Skagit County Short Plat No. 18-87;  
thence North 1°23'39" East (shown as North 1°19'00" East on the face of said Short Plat) along the West line of said Lot 2 for a distance of 225.72 feet;  
thence North 86°48'33" East, parallel with the South line of said Lot 2, for a distance of 145.80 feet;  
thence South 1°25'41" West, for a distance of 225.73 feet, more or less, to the South line of said Lot 2 at a point bearing North 86°48'33" East (shown as North 86°45'54" East on the face of said Short Plat);  
thence South 86°48'33" West along said South line for a distance of 145.67 feet, more or less, to the POINT OF BEGINNING.

Situate in the County Skagit, State of Washington.

**PARCEL C2:**

The West 198.00 feet of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 28, Township 34 North, Range 4 East, W.M.

EXCEPT that portion thereof described as follows:

Commencing at the Southwest corner of said Southeast quarter of the Southeast quarter of the Northwest quarter;  
thence North 1°21'40" East along the West line of said subdivision for a distance of 12.98 feet;  
thence North 89°42'33" East for a distance of 20.01 feet to the East line of the West 20.00 feet of said Southeast quarter of the Southeast quarter of the Northwest quarter and being the TRUE POINT OF BEGINNING;  
thence continue North 89°42'33" East for a distance of 165.62 feet;  
thence North 86°48'33" East for a distance of 12.49 feet, more or less to the East line of said West 198.00 feet of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 28;  
thence North 1°21'40" East along said East line for a distance of 144.00 feet;  
thence South 89°29'37" West for a distance of 178.09 feet, more or less, to said East line of the West 20.00 feet of the Southeast quarter of the Southeast quarter of the Northwest quarter at a point bearing North 1°21'40" East from the TRUE POINT OF BEGINNING;  
thence South 1°21'40" West along said East line for a distance of 143.96 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the County Skagit, State of Washington.

**PARCEL C3:**

That portion of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said subdivision;  
 thence North 1°23' East 649.45 feet to the Northeast corner of said subdivision;  
 thence South 89°26'28" West along the North line of said subdivision a distance of 105.0 feet;  
 thence South 1°43' West parallel to the East line of said subdivision to the South line of said subdivision;  
 thence North 89°07' East along the South line of said subdivision a distance of 105.0 feet, more or less, to the point of beginning,

EXCEPT that portion thereof lying within the boundaries of the County Road as conveyed to Skagit County by Deed recorded October 17, 1947 in Volume 221 of Deeds, page 322, under Auditor's File No. 410086.

AND EXCEPT Those portions of the Northwest quarter and the Northeast quarter of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northeast corner of that certain parcel conveyed to Kelly S. Fellers and Kirk D. Fellers, wife and husband, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 200406180155;

thence North 1°25'41" East on an extension on the East line of said Feller's parcel for a distance of 6.50 feet;  
 thence North 89°26'35" East for a distance of 19.39 feet;  
 thence North 1°06'48" East for a distance of 103.70 feet;  
 thence North 89°07'27" East for a distance of 138.10 feet to a point of curvature;  
 thence along the arc of said curve to the left, concave to the Northeast, having an initial tangent bearing of South 13°50'45" East, a radius of 62.00 feet, through a central angle of 31°07'24", an arc distance of 33.68 feet;  
 thence South 53°55'40" West for a distance of 41.50 feet;  
 thence South 1°06'48" West for a distance of 100.51 feet, to a point of curvature;  
 thence along the arc of said curve to the left, concave to the Southeast, having an initial tangent bearing of South 82°20'03" West, a radius of 72.00 feet, through a central angle of 27°35'48" an arc distance of 34.68 feet;  
 thence North 76°38'33" West for a distance of 112.27 feet, more or less, to the East line of said Feller's parcel at a point bearing South 1°25'41" West from the POINT OF BEGINNING;  
 thence North 1°25'41" East along said East line for a distance of 28.06 feet, more or less, to the POINT OF BEGINNING.

Situate in the County Skagit, State of Washington.

**PARCEL C4:**

The Southwest quarter of the Southwest quarter of the Northeast quarter of Section 28, Township 34 North, Range 4 East, W.M., EXCEPT the East ½ thereof, ALSO EXCEPT the South 60 feet thereof conveyed for road purposes by Deeds recorded under Auditor's File Nos. 410085 and 9003160017.

EXCEPT That portion of the Southwest quarter of the Northeast quarter of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Southeast corner of the Northeast quarter (East 1/4 corner) of said Section 28;  
thence South 89°07'27" West along the South line of said Northeast quarter for a distance of 2,687.59 feet, more or less, to the monumented Southwest corner of said Northeast quarter (center of Section);  
thence North 1°25'41" East along the West line of said Northeast quarter for a distance of 449.30 feet;  
thence North 89°07'27" East for a distance of 56.31 feet to the TRUE POINT OF BEGINNING;  
thence continue North 89°07'27" East for a distance of 140.08 feet;  
thence North 1°06'48" East for a distance of 130.44 feet;  
thence South 88°57'53" West for a distance of 100.00 feet;  
thence South 1°06'48" West for a distance of 24.39 feet;  
thence South 49°00'16" West for a distance of 63.56 feet to a point of curvature;

thence along the arc of said curve to the right, concave to the Southwest, having an initial tangent bearing of South 26°32'56" East, a radius of 62.00 feet, through a central angle of 27°39'44", an arc distance of 29.93 feet to a point of tangency bearing North 1°06'48" East from the TRUE POINT OF BEGINNING;  
thence South 1°06'48" West for a distance of 35.76 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the County Skagit, State of Washington.



**EXHIBIT B****(Special Exceptions)**

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 No. 18-87:

Recording No: 8706240025

2. Notice of on-site sewage system

Recording Date: January 29, 1992

Recording No.: 9201290098

3. Quit Claim Deed for Boundary Line Adjustment

Recording Date: January 29, 2004

Recording No.: 200401290119

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

Granted to: Kirk & Kelly Fellers, husband and wife

Purpose: Drainage

Recording Date: June 18, 2004

Recording No.: 200406180157

Affects: P28018

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

Purpose: Installation, maintenance and repair of pipe and other improvements necessary for the discharge of sanitary sewer, storm water and other utilities

Recording Date: January 4, 2005

Recording No.: 200501040003

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

Granted to: Little Mountain East, L.L.C., a Washington Limited Liability Company and Blackburn Southeast, L.L.C., a Washington Limited Liability Company and Blackburn North L.L.C., a Washington Limited

Liability Company

Purpose: Utility easement

Recording Date: January 5, 2007

Recording No.: 200701050124

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

Granted to: Little Mountain East, L.L.C., a Washington Limited Liability Company and Blackburn Southeast, L.L.C., a Washington Limited Liability Company and Blackburn North L.L.C., a Washington Limited Liability Company

Purpose: Utility easement

Recording Date: January 5, 2007

Recording No.: 200701050125

8. Quit Claim Deed for Boundary Line Adjustment

Recording Date: November 6, 2007

Recording No.: 200711060094

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: Transmission, distribution, and sale of electricity

Recording Date: April 22, 2015

Recording No.: 201504220043

10. Easements and Agreements, including the terms, covenants, and provisions thereof

Recording Date: October 8, 2019

Recording No.: 201910080030

11. General and special taxes and charges for 2024 and subsequent years, a lien not delinquent at Date of Policy.

12. City, county or local improvement district assessments, a lien not delinquent at Date of Policy.

13. Assessments, if any, levied by City of Mount Vernon, a lien not delinquent at Date of Policy.

14. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey prepared by Ravnik & Associates, Inc., dated October 10, 2020, designated Job No. 2020-10 Matters shown:

A. Fences do not conform to Northern, Southern and Western boundaries

B. Wetland and buffer at Southeastern portion of the Land

C. Wetland at Northwestern portion of the Land

D. Unrecorded easement for gas at Eastern portion of the Land

E. Claim of interest by adjoining owners/occupiers in approximate 20 foot strip of Parcel C2 located along Western boundary of parcel P27965

F. Evidence of lawn maintenance by adjoining owners/occupiers of parcel P27965 on portions of Parcels C1 and C2

G. Path from adjoining tax parcel P28020 to barn located on Southwestern portion of Parcel C1

H. Portion of Parcel C1 adjoining Northern boundary of parcel P28020 occupied by owners/occupiers of parcel P28020, as evidenced by pool, shed, and fenced area

I. Unrecorded license agreement between Chirva and Nordco Group affecting Northwestern portion of Parcel C2

15. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.

16. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas, or other utilities, or for garbage collection and disposal not shown by the Public Records.

17. Water rights, claims, or title to water.