

202503200027

03/20/2025 01:16 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Austin Cartwright
9265 Thunderbird Lane
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250793
Mar 20 2025
Amount Paid \$14245.00
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

W 20058268

Escrow No.: 620058268

STATUTORY WARRANTY DEED

THE GRANTOR(S) Billie Jo Campbell, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Austin R Cartwright, an unmarried person and Ilyanna M Honea, an unmarried person

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.)

Parcels A and B, Survey 8312080024 in G.L. 5, 6 and 7 and Ptn. SW NE, 24-35-8E, W.M.

Tax Parcel Number(s): P44189 / 350824-1-006-0104, P44188 / 350824-1-006-0005, P44190 / 350824-1-006-0203, P44192 / 350824-1-006-0401

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 3/13/2025

Billie Jo Campbell
Billie Jo Campbell

State of Washington

County of SKAGIT

This record was acknowledged before me on March 13, 2025 by Billie Jo Campbell.

Lorrie J Thompson
(Signature of notary/public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

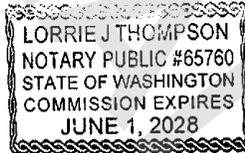


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **P44189 / 350824-1-006-0104, P44188 / 350824-1-006-0005, P44190 / 350824-1-006-0203 and P44192 / 350824-1-006-0401**

PARCEL A:

That portion of Section 24, Township 35 North, Range 8 East of the Willamette Meridian, described as follows:

Commencing at the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 24;

Thence South 1°11'30" West, 8.5 feet;
Thence South 59°05' West, 431.76 feet;
Thence South 89°52' West, 604.38 feet;
Thence South 76°44' West, 508.8 feet to the true point of beginning;
Thence South 1°11'30" West, 1,614.93 feet;
Thence North 79°48' West, 228.92 feet;
Thence North 10°12' East, 160.00 feet;
Thence North 79°48' West, 137.16 feet;
Thence North 76°12' West 532.88 feet;
Thence North 0°04' East, 1,057.26 feet;
Thence North 76°44' East, 906.00 feet to the true point of beginning.

Also known as Tract A of Survey recorded under Auditor's File No. 8312080024, records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington

PARCEL B:

That portion of Section 24, Township 35 North, Range 8 East of the Willamette Meridian, described as follows:

Commencing at the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section;

Thence South 59°05' West 431.76 feet;
Thence South 89°52' West, 564.83 feet to the true point of beginning;
Thence South 89°52' West, 40 feet;
Thence South 76°44' West, 508.8 feet;
Thence South 1°11'30" West, 1,694.94 feet;
Thence South 79°49' East, 504 feet;
Thence South 81°00'30" East 25.23 feet, to a point that bears South 1°11'30" West from the point of beginning;
Thence North 1°11'30" East 1,821.65 feet to the true point of beginning.

Also known as Tract B of Survey recorded under Auditor's File No. 8312080024, records of Skagit County, Washington
Situate in the County of Skagit, State of Washington

EXHIBIT "B"
Exceptions

1. Record of Survey
Recording Date: December 8, 1983
Recording No.: 8312080024
2. Lot of Record Certification
Recording Date: May 15, 2007
Recording No.: 200705150124
Affects: Tract A
3. Lot of Record Certification and the terms and conditions thereof:
Recording Date: May 15, 2007
Recording No.: 200705150125
Affects: Tract B
4. Reservations contained in deed:
Recording Date: May 17, 2007
Recording No.: 200705170128
Regarding: Skagit County Right to Farm Ordinance
5. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands
Recording Date: October 2, 2007
Recording No.: 200710020068
Affects: portion of Tract A
6. Title Notification - Special Flood Hazard Area
Recording Date: October 2, 2007
Recording No.: 200710020069
Affects: portion of Tract A
7. Covenants, conditions and restrictions 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 in the document
Recording Date: January 3, 2008
Recording No.: 200801030081
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

EXHIBIT "B"
Exceptions
(continued)

document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: June 30, 2008
Recording No.: 200806300129
Affects: Tract A

9. 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.

10. Terms and conditions contained in Application for Current Use Classification (entered into pursuant to RCW 84.34); Notice of Approval
Recorded: January 27, 1984
Auditor's No.: 8401270004, records of Skagit County, Washington
Classification: Farm and Agricultural Land

Continuance recorded May 16, 2007 under Auditor's File No. 200705160123, records of Skagit County, Washington.

The property described herein may be subject to additional taxes, assessments, interest, and penalties upon withdrawal from said classification or change in use.

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

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.

