

When recorded return to:

Joshua Campbell and Andrea Campbell
3301 Field Ave
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250946

Apr 02 2025

Amount Paid \$11965.00
Skagit County Treasurer
By Lena Thompson Deputy

Title No. 620058153 -CT
Escrow No. 245469284 -CT

STATUTORY WARRANTY DEED

THE GRANTOR(S) Laura Cathleen Smythe, an unmarried person and Hannah Christine Smythe, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Joshua Campbell and Andrea 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.)

Lot 15, Plat Of Horizon Heights Division No. Iii,

Tax Parcel Number(s): P108370, 4656-000-015-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 3/28/25Laura Cathleen Smythe
Laura Cathleen SmytheHannah Christine Smythe by Laura
Hannah Christine Smythe by Laura Cathleen Smythe, her attorney in fact
Cathleen Smythe, her attorney in factState of PA
County of PhiladelphiaThis record was acknowledged before me on 3/28/25 by Laura Cathleen Smythe, Individually
and as Power of Attorney of Hannah Christine Smythe.Kenneth Wayne Jeffrey-Rodgers
(Signature of notary public)Notary Public in and for the State of PAMy commission expires: 1/9/2027

Commonwealth of Pennsylvania - Notary Seal
Kenneth Wayne Jeffrey-Rodgers, Notary Public
Bucks County
My Commission Expires January 9, 2027
Commission Number 1230168

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P108370 / 4656-000-015-0000

LOT 15, "HORIZON HEIGHTS DIV. NO. III," AS PER PLAT RECORDED IN VOLUME 16 OF PLATS,
PAGES 60 AND 61, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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 the Plat of Horizon Heights Div. III: Recording No: 9506290068

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: June 29, 1995 Recording No.: 9506290069

3. Agreement and the terms and conditions thereof:
Executed by: City of Anacortes and Raymond G. Jones, et ux et al
Recording Date: March 27, 1970
Recording No.: 737329

4. Agreement and the terms and conditions thereof:
Executed by: City of Anacortes and Pacific Summit Construction, Inc.
Recording Date: December 12, 1995
Recording No.: 9512120080

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

7. Assessments, if any, levied by Anacortes.

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

9. 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.

10. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

11. Matters which may be disclosed by a search of the records against the name of the spouse or domestic partner of Joshua Campbell, if married or a member of a registered domestic partnership.

12. Matters which may be disclosed by a search of the records against the name of the spouse or domestic partner of Andrea Campbell, if married or a member of a registered domestic partnership.

EXHIBIT "B"

Exceptions
(continued)

13. 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."