

When recorded return to:
Glen C. Wagner
6562 Deer Ln
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251471

May 15 2025

Amount Paid \$12267.60
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Chicago Title
Recorded: 245470439

Escrow No.: 245470439

CT- 626058548

STATUTORY WARRANTY DEED

THE GRANTOR(S) Martika Ella Evans and Troy Clayton Evans, a married couple
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 Glen C. Wagner, 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.)

PTN LT 7, SURVEY CAMPBELL PARK ESTATES, REC NO. 805634, BEING PTN SEC 7-34-2E,
W.M

Tax Parcel Number(s): P20093, 340207-1-002-1906

Subject to:


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

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."

STATUTORY WARRANTY DEED
(continued)Dated: 5/8/25

Martika Ella Evans

Troy Clayton EvansState of WA
County of SnohomishThis record was acknowledged before me on 05/08/2025 by Martika Ella Evans and Troy Clayton Evans.

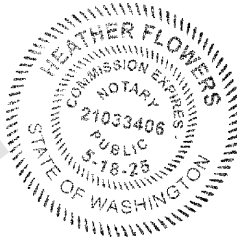
(Signature of notary public)Notary Public in and for the State of WA
My commission expires: 05/18/2025

EXHIBIT "A"
Legal Description

LOT 7 OF SURVEY ENTITLED CAMPBELL PARK ESTATES, AS RECORDED AUGUST 30, 1974 IN VOLUME 1 OF SURVEYS, PAGE 83, UNDER AUDITOR'S FILE NO. 805634, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THOSE PORTIONS OF SAID LOT 7 DESCRIBED AS PARCELS "B" AND "Z" AS FOLLOWS: PARCEL "B":

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 05°09'40" EAST ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 112.40 FEET TO THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION; THENCE CONTINUING NORTH 05°09'40" EAST ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 453.54 FEET; THENCE SOUTH 36°30'20" WEST, A DISTANCE OF 169.43 FEET; THENCE SOUTH 01°21'11" EAST, A DISTANCE OF 272.60 FEET; THENCE SOUTH 51°14'51" EAST, A DISTANCE OF 68.67 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND CONTAINING 27,146 SQUARE FEET, MORE OR LESS.

PARCEL "Z":

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7 AT THE CENTERLINE OF THAT 60 FEET WIDE PRIVATE ROAD KNOWN AS DEER LANE; THENCE S 8°19'48" W ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 731.26 FEET TO THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION; THENCE S 88°34'16" E ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 64.93 FEET; THENCE S 8°19'48" W ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 7, A DISTANCE OF 152.88 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 7; THENCE N 88°34'16" W ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 64.93 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE N 8°19'48" E ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 152.88 FEET TO THE POINT OF BEGINNING; AND CONTAINING 9,855 SQUARE FEET, MORE OR LESS.

TOGETHER WITH THOSE PORTIONS OF LOT 8 OF SURVEY ENTITLED CAMPBELL PARK ESTATES, AS RECORDED AUGUST 30, 1974 IN VOLUME 1 OF SURVEYS, PAGE 83, UNDER AUDITOR'S FILE NO. 805634, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS PARCELS "X" AND "Y" AS FOLLOWS:

PARCEL "X":

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 8 AT THE CENTERLINE OF THAT 60 FEET WIDE PRIVATE ROAD KNOWN AS DEER LANE; THENCE S 8°19'48" W ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 108.88 FEET TO

THE INTERSECTION OF THE WESTERLY EDGE OF AN EXISTING PAVED DRIVEWAY, AT WHICH POINT THE TANGENT TO THE CURVE OF SAID DRIVEWAY BEARS S 26°05'50" W, AND WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION; THENCE ALONG THE WESTERLY EDGE OF SAID DRIVEWAY IN A SOUTHERLY DIRECTION ON A CURVE TO THE LEFT HAVING A RADIUS OF 148.48 FEET AND A CENTRAL ANGLE OF 10°41'12", AN ARC LENGTH OF 27.69 FEET TO THE PT OF SAID CURVE; THENCE S 15°24'38" W ALONG THE WEST EDGE OF SAID DRIVEWAY, A DISTANCE OF 80.89 FEET TO THE PC OF A CURVE TO THE LEFT IN A SOUTHEASTERLY DIRECTION; THENCE CONTINUING ALONG WESTERLY EDGE OF SAID DRIVEWAY ON SAID CURVE TO THE LEFT HAVING A RADIUS OF 34.08 FEET AND A CENTRAL ANGLE OF 65°23'41", AN ARC DISTANCE OF 38.90 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID LOT 8, AT WHICH POINT THE TANGENT TO THE CURVE BEARS S 49°59'03" E; THENCE N 8°19'48" E ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 140.47 FEET TO THE TRUE POINT OF BEGINNING; AND CONTAINING 1,369 SQUARE FEET, MORE OR LESS.

PARCEL "Y":

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 8 AT THE CENTERLINE OF THAT 60 FEET WIDE PRIVATE ROAD KNOWN AS DEER LANE; THENCE S 8°19'48" W ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 399.46 FEET TO THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION; THENCE CONTINUING S 8°19'48" W ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 331.80 FEET; THENCE N 88°34'16" W, A DISTANCE OF 10.53 FEET; THENCE N 8°19'48" E, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 8, A DISTANCE OF 39.40 FEET; THENCE N 27°17'11" W, A DISTANCE OF 59.06 FEET; THENCE N 17°38'26" E, A DISTANCE OF 152.06 FEET; THENCE N 58°36'12" W, A DISTANCE OF 18.83 FEET; THENCE N 31°23'48" E, A DISTANCE OF 95.88 FEET TO THE TRUE POINT OF BEGINNING; AND CONTAINING 8,486 SQUARE FEET, MORE OR LESS.

AND TOGETHER WITH THOSE PORTIONS OF LOT 6 OF SAID CAMPBELL PARK ESTATES

EXHIBIT "B"

Exceptions

DESCRIBED AS PARCEL'S "A" AND "C" AS FOLLOWS:

PARCEL "A":

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6;
THENCE SOUTH 88°34'16" EAST ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 154.42 FEET;
THENCE NORTH 51°14'51" WEST, A DISTANCE OF 184.99 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID LOT 6, WHICH POINT BEARS NORTH 05°09'40" EAST, A DISTANCE OF 112.40 FEET FROM THE POINT OF BEGINNING;
THENCE SOUTH 05°09'40" WEST ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 112.40 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8,680 SQUARE FEET, MORE OR LESS.

PARCEL "C":

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6;
THENCE NORTH 05°09'40" EAST ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 565.94 FEET TO THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION;
THENCE NORTH 36°30'20" EAST, A DISTANCE OF 123.71 FEET;
THENCE NORTH 87°19'37" EAST, A DISTANCE OF 149.92 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE PRIVATE ROAD COMMONLY REFERRED TO AS DEER LANE;
THENCE NORTH 02°06'21" EAST, A DISTANCE OF 30.16 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID LOT 6, BEING ALSO THE CENTERLINE OF THAT 60 FEET WIDE PRIVATE ROAD KNOWN AS DEER LANE; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 6 AND THE CENTERLINE OF SAID DEER LANE ON THE FOLLOWING COURSES AND DISTANCES: SOUTH 86°12'01" WEST, A DISTANCE OF 44.90 FEET TO THE PC OF A CURVE TO THE RIGHT;
THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 195.763 FEET AND A CENTRAL ANGLE OF 46°56'23", AN ARC LENGTH OF 160.384 FEET TO THE PT OF SAID CURVE AND THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 05°09'40" WEST ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 237.84 FEET, MORE OR LESS TO THE POINT OF BEGINNING, AND CONTAINING 18,489 SQUARE FEET, MORE OR LESS.

SITUATE IN THE COUNTY OF SKAGIT, 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: Ingress, egress and utilities, including water, telephone
 Recording Date: October 2, 1974
Recording No.: 808252

2. 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, 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: October 2, 1974
Recording No.: 808253

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have

arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Campbell Park Estates Community Association
 Recording Date: October 2, 1974
Recording No.: 808253

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 the Plat of Campbell Park Estates:

Recording No.: 805634

5. Covenants, conditions and restrictions contained in instrument

Executed by: Jack E. Dixon and Doris A. Dixon, husband and wife
 Recording Date: November 19, 1984
Recording No.: 8411190071

As Follows:

Grantee additionally agrees to land encroachment attached, provided that buyer and familial heirs have the right to use and enjoyment of pond planned for encroachment area. This right does not run with the land, but reverts to Parcel 6, should either party sell his property.

6. Easement and Agreement and the terms and conditions thereof:

Executed by: Henry Arthur Digman and Karen S. Macdonald formerly known as Karen S. Hertzberg
 Recording Date: January 26, 1995
Recording No.: 9501260084
 Regards: Assist in the repair and maintenance of an easement for ingress and egress

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

EXHIBIT "A"
Legal Description
(continued)

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: 202210210066

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