

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251567

May 22 2025

Amount Paid \$6505.00

Skagit County Treasurer

By Kaylee Oudman Deputy

When recorded return to:

Kristi Campbell
1105 19th Street
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620057994

CHICAGO TITLE

Le 20057994

STATUTORY WARRANTY DEED

THE GRANTOR(S) Chad M. Larson and Leah J. Larson, Trustees of The Chad M. Larson and Leah J. Larson Revocable Living Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Kristi Campbell, 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.)

LT 3, BLK 49, MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

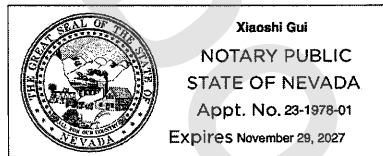
Tax Parcel Number(s): P55182 / 3772-049-003-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 05/16/2025

Chad M. Larson and Leah J. Larson, Trustees of The Chad M. Larson and Leah J. Larson Revocable Living Trust

BY: Chad Larson
Chad M Larson
TrusteeBY: Leah Larson
Leah J Larson
TrusteeState of NevadaCounty of ClarkThis record was acknowledged before me on 05/16/2025 by Chad M Larson and Leah J Larson as Trustee and Trustee, respectively, of Chad M. Larson and Leah J. Larson, Trustees of The Chad M. Larson and Leah J. Larson Revocable Living Trust.Xiaoshi Gui
(Signature of notary public)
Notary Public in and for the State of Nevada
My appointment expires: 11/29/2027

Notarized remotely using audio-video communication technology via Proof.

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P55182 / 3772-049-003-0004

LOT 3, BLOCK 49, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, 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 Map of the City of Anacortes Skagit County Washington:

Recording No: Volume 2 Page 4

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by Anacortes.
4. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 21, 2025

between Kristi Campbell ("Buyer")
Buyer
and LARSON REVOCABLE LIVNG TRUST ("Seller")
Seller
concerning 1105 19th Street Anacortes WA 98221 (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.

Authentication
Kristi Campbell 04/22/2025
Buyer Date

Buyer Date

Authentication
Chad M Larson 04/22/25
Seller Date

Authentication
Leah J Larson 04/22/25
Seller Date