202505220060

05/22/2025 01:35 PM Pages: 1 of 5 Fees: \$307.50

Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 20251567 May 22 2025

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:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620057994

CHICAGO TITLE

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 (LPB 10-05) WA0000816.doc / Updated: 03.22.23

Page 1

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 R.	evecable
Living Trust	evocable
BY Chad Larson Chad M Larson	
BY Chad Larson Chad M Larson Trustee By Leah Larson	
Leah J Larson Trustee	
State of Nevada	
County of Clark	
This record was acknowledged before me on _05/16/2025 by Chad M Lace Leah J Larson as Trustee and Trustee, respectively, of Chad M. Larson and Leah J. Larson, of The Chad M. Larson and Leah J. Larson Revocable Living Trust.	
(Signature of notary public) Notary Public in and for the State of My appointment expires: 11/29/2027	
Xiaoshi Gui	BI IC
STATE OF NEV	
Appt. No. 23-18	
Expires November 29,	2027

Notarized remotely using audio-video communication technology via Proof.

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

Page 2

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.

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

Page 3

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.

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

Page 4

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

SKAGIT COUNTY RIGHT-TO-MANAGE

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

LARSON REVOCABLE LIVNG TRUST Seller Seller Seller Anacortes WA 98221 (the "Property" Lyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural assource 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,	etween	Kristi Campbe	H	Buver		("Buyer")
Juyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural esource 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	nd		OCABLE			("Seller")
Address Lyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural esource 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	anoomin.		at		WA 98221	(the "Property")
This 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	JII CEITHII	Address				(ale rioperty)
	esource TI la lo co	Lands Disclosure apid or designated ng-term commer ammercial activition-resource uses	e, Skagit County Co plies to parcels des or within 1/4 mile o cial significance in les occur or may of and may be incon	ide section 14.38, which ignated or within 1 not frural resource, fore Skagit County. A valucur in the area that venient or cause dis	nich states: nile of designated est or mineral reservety of Natural R at may not be co	d agricultural - ource lands of lesource Land ompatible with esidents. This
	ex no	traction with as- olse, and odor. S is a priority use of repared to accep- ecessary Natural lanagement Prac- the case of m cluding extraction inerals. If you requirements from d Buyer authorization	sociated activities, kagit County has es on designated Natu ot such incompatible Resource Land optices and local, Statineral lands, applicin, washing, crushin are adjacent to designated NR Large and direct the con with the deed co	which occasionally stablished natural restablished natural restal Resource Lands, illities, inconvenience perations when perfete, and Federal law. The station might be made, stockpilling, blastin designated NR Lands.	generates traffic, source manageme and area resides or discomfort ormed in complia de for mining-rel g, transporting arends, you will be cord this Disclos	dust, smoke, ent operations into should be from normal, nice with Best ated activities and recycling of have setback
Chad // (arson 04/22/25	ex no as pin no M In in m re Seller an- auditor's - Authentissas Kristi (traction with as- place, and odor. S is a priority use of repared to accep- accessary Natural lanagement Prace the case of m cluding extraction inerals. If you requirements from	sociated activities, kagit County has es on designated Natu obt such incompatib Resource Land optices and local, Stationeral lands, applicin, washing, crushing are adjacent to designated NR Lander and direct the Con with the deed co	which occasionally stablished natural restablished natural restal Resource Lands, illities, inconvenience perations when perfete, and Federal law. The station might be made, stockpilling, blastin designated NR Lands.	generates traffic, source manageme and area resides or discomfort ormed in complia de for mining-rel g, transporting arends, you will be cord this Disclos	dust, smoke, ent operations into should be from normal, nice with Best ated activities and recycling of have setback
Authentisias Cristi Campbell 04/22/2025 Buyer Date Date Chad Larson 04/22/25 Seller Chad Larson 04/22/25 Seller Date	ex no	traction with as- olse, and odor. S is a priority use of repared to accep- ecessary Natural lanagement Prac- the case of m cluding extraction inerals. If you requirements from d Buyer authorization	sociated activities, kagit County has es on designated Natu obt such incompatib Resource Land optices and local, Stationeral lands, applicin, washing, crushing are adjacent to designated NR Lander and direct the Con with the deed co	which occasionally stablished natural restablished natural restal Resource Lands, illities, inconvenience perations when perfete, and Federal law. The station might be made, stockpilling, blastin designated NR Lands.	generates traffic, source manageme and area resides or discomfort ormed in complia de for mining-rel g, transporting arends, you will be cord this Disclos	dust, smoke, ent operations into should be from normal, nice with Best ated activities and recycling of have setback