

When recorded return to:

Jackson Harrigan
13724 Donnel Rd
Anacortes, WA 98221

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 20251608

May 27 2025

Amount Paid \$3743.00
Skagit County Treasurer
By Lena Thompson 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: 245470486

Escrow No.: 245470486

CT - 620058629**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Lake Campbell Investments LLC, a Washington Limited Liability Company
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 PLH Investments LLC, a Washington Limited Liability Company

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 2, SKAGIT COUNTY SPL NO. PL14-0304, REC NO. 201501080038 being a ptn of Gov Lot 1,
S13, T34N, R1E

Tax Parcel Number(s): P132987, P19328, 340113-2-014-1008, 340113-2-014-0008

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: 4/25/2025

Lake Campbell Investments LLC

BY: Cheryl Klopp
Cheryl A. Klopp, Authorized SignerState of WASHINGTONCounty of WASHINGTONThis record was acknowledged before me on 4/25/2025 by Cheryl A. Klopp as
Authorized Signer of Lake Campbell Investments LLC.

(Signature of notary public)

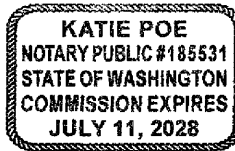
Notary Public in and for the State of WASHINGTONMy appointment expires: 7.11.2028

EXHIBIT "A"
Legal Description

Lot 2 of Alteration of Final Subdivision No. PL17-0607, as recorded August 8, 2018, under Skagit County Auditor's File No. 201808080054, being a revision of Lot 2, Skagit County Short Plat No. PL14-0304, Recorded under Skagit County Auditors File No. 201501080038, being a portion of Government Lot 1, Section 13, Township 34 North, Range 1 East, W.M. Records of Skagit County, Washington

Situate in the County of Skagit, State of Washington

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 27, 1928

Recording No.: 215291, records of Skagit County, Washington

In favor of: City of Anacortes, a Municipal corporation

For: Right to overflow land

2. Easement, including the terms and conditions thereof, reserved by instrument(s);

Recorded:

Recording No.: 691136 and Recording No. 699284, records of Skagit County, Washington

In favor of: Frank E. Maryott and Edrie R. Maryott, husband and wife

For: Road purposes

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: May 18, 1967

Recording No.: 699284, records of Skagit County, Washington

In favor of: Arlene Iverson and Arthur Iverson

For: Road purposes

Affects: The Road as it existed November 16, 1966

4. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Granto: State of Washington

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: December 9, 1996

Recording No.: 9612090088, records of Skagit County, Washington

In favor of: Frank E. Maryott

For: Road purposes

Affects: Existing road

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: May 29, 2012

Recording No.: 201205290220

7. Notice of On-Site Sewage System Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: August 13, 2012

Recording No.: 201208130081

8. 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 Skagit County Short Plat No. PL14-0304:

EXHIBIT "B"

Exceptions

Recording No.: 201501080038

9. Protected Critical Area Easement including the terms, covenants and provisions thereof

Recording Date: January 8, 2015

Recording No.: 201501080039

10. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: January 8, 2015

Recording No.: 201501080040

Affects: Said premises and other properties

11. Well Easement and Well Protection Zone including the terms, covenants and provisions thereof

Recording Date: January 8, 2015

Recording No.: 201501080041

12. Easement including the terms, covenants and provisions thereof

Recording Date: January 8, 2015

Recording No.: 201501080043

13. Declaration and Agreement for Reciprocal Non-Exclusive Driveway Easement, Drainage and Utilities Maintenance

Recording Date: January 8, 2015

Recording No.: 201501080044

14. Declaration and Agreement for Reciprocal Non-Exclusive Driveway Easement, Drainage and Utilities Maintenance

Recording Date: January 8, 2015

Recording No.: 201501080045

15. Easement including the terms, covenants and provisions thereof

Recording Date: January 8, 2015

Recording No.: 201501080046

16. Notice of Decision Before the Skagit County Planning Director including the terms, covenants and provisions thereof

Recording Date: October 28, 2015

Recording No.: 201510280008

17. 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 Alteration of Final Subdivision No. PL17-0607:

Recording No.: 201808080054

18. Skagit County Planning & Development Services plat lot of record certification and the terms and conditions thereof: Recording Date: August 8, 2018

Recording No.: 201808080055

19. 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.