

202506300088

06/30/2025 02:51 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Barbara Lester
1806 North 35th Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252039

Jun 30 2025

Amount Paid \$4725.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-23578-TB

THE GRANTOR(S) **Rhonda Campbell, an unmarried person, and John R. Campbell and Claudette Campbell, a married couple,**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Barbara Lester, an unmarried person**

the following described real estate, situated in the County Skagit, State of Washington:

Lot 11, 'FOX HILL ESTATES DIVISION 1' as per plat recorded in Volume 14 of Plats, pages 7 and 8 records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Abbreviated legal description: Property 1:
Lot 11, Fox Hill Estates Div. 1

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P83183/4474-000-011-0006

Statutory Warranty Deed
LPB 10-05

Order No.: 25-23578-TB

Page 1 of 3

Dated: 6/26/25

Rhonda Campbell
 Rhonda Campbell

John R Campbell
 John R. Campbell

Claudette Campbell
 Claudette Campbell

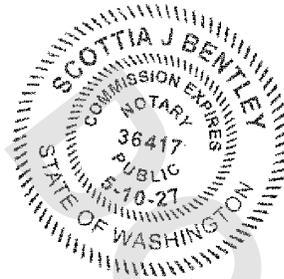
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 27th day of June, 2025, by ~~Rhonda Campbell~~, John R. Campbell and Claudette Campbell.

Scottia J Bentley
Signature

Notary
Title

My commission expires: 05/10/27



STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 20th day of June, 2025, by Rhonda Campbell, ~~John R. Campbell and Claudette Campbell.~~

Scottia J Bent
Signature

Notary
Title

My commission expires: 05/10/27



EXHIBIT A

25-23578-TB

9. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantor: Carib Development Company, Ltd.

Grantee: Puget Sound Power & Light Company, a Washington corporation

Dated: November 28, 1984

Recorded: December 31, 1984

Auditor's No: 198412310081

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects: Streets and strips of land adjoining lot lines

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Short Plat No.: Fox Hill Estates Div. 1

Recorded: March 19, 1985

Auditor's No: 198503190027

11. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon

And: Scott and Barbara Otis, husband and wife

Dated: July 18, 1985

Recorded: July 24, 1985

Auditor's No.: 8507240008

Providing: Right to connect subject property to City sewer

12. Title notification that the subject property is adjacent to property designated Natural Resource lands by Skagit county executed by Gregory Woehler and Kerri Woehler recorded on May 12, 2017 as Auditor's File No. 201705120082. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

End of Exhibit A