

When recorded return to:

Becky M Campbell and John L Campbell
2108 S 15th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253037

Sep 16 2025

Amount Paid \$9651.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620060030

CHICAGO
620060030

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wade McCornack and Allison McCornack, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Becky M Campbell and John L Campbell, a married couple

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

LOT 6, PLAT OF BLACKBURN RIDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN
VOLUME 16 OF PLATS, PAGES 206 THROUGH 208, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P113155 / 4708-000-006-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

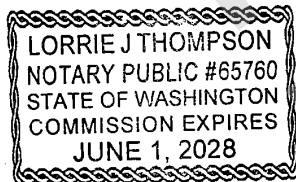
Dated: 9-10-2025Wade McCornack
Wade McCornackAllison McCornack
Allison McCornackState of WashingtonCounty of SKagitThis record was acknowledged before me on September 10, 2025 by Wade McCornack and Allison McCornack.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 20, 1975
Recording No.: 826431, records of Skagit County, Washington
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 15, 1977
Recording No.: 868658, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Agreement, including the terms and conditions thereof;
By: Mount Vernon City Engineer
And Between: Keith and Regina Ash
Recorded: June 1, 1981
Recording No.: 8106010035, records of Skagit County, Washington
4. Standard Participation Contract, including the terms and conditions thereof;
Between: City of Mount Vernon, a municipal corporation
And: Keith and Regina Ash, husband and wife
Dated: September 16, 1981
Recorded: September 23, 1981
Recording No.: 8109230024, records of Skagit County, Washington
Providing: Right to connect subject property to city sewer
5. Terms and conditions of that City of Mount Vernon Ordinance;
Recorded: September 30, 1993
Recording No.: 9309300144, records of Skagit County, Washington
Ordinance No.: 2557
6. Covenants, conditions, restrictions and easements 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: January 29, 1998
Recording No.: 9801290061

EXHIBIT "A"Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 11, 2000
Recording No.: 200010110006

7. 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 Plat of Blackburn Ridge:

Recording No: 9801300134

8. 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: March 10, 1998
Recording No.: 9803100092

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

Granted to: Public
Purpose: Storm drainage
Recording Date: March 22, 2001
Recording No.: 200103220110

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

11. 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

EXHIBIT "A"Exceptions
(continued)

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."

12. Assessments, if any, levied by Mt Vernon.
13. City, county or local improvement district assessments, if any.
14. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.