

**When recorded return to:**  
Dennis Tehomer  
Ridgeway Properties LLC  
20411 State Route 20  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260741  
Mar 16 2026  
Amount Paid \$4805.00  
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

**CHICAGO TITLE**

620061202

Escrow No.: 620061202

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Shirley C. Campeau, an unmarried person

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

PTN TRACT 13, PLAT OF BURLINGTON ACREAGE PROPERTY

Tax Parcel Number(s): P62354 / 3867-000-013-0902

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 3-12-26

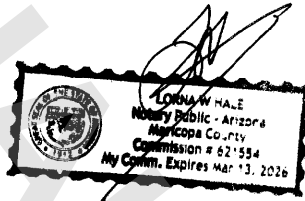
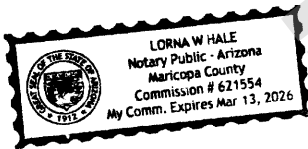
Shirley C. Campeau  
Shirley C. Campeau

State of ARIZONA

County of Maricopa

This record was acknowledged before me on 3-12-2026 by Shirley C. Campeau.

Lorna W Hale  
(Signature of notary public)  
Notary Public in and for the State of ARIZONA  
My appointment expires: Maricopa



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P62354 / 3867-000-013-0902**

A PARCEL OF LAND IN THE EAST HALF OF TRACT 6 AND TRACT 13, PLAT OF BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING 90 FEET WIDE AS MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF SAID TRACT 13;  
THENCE NORTH 89 DEGREES 46' EAST ALONG THE NORTH LINE OF SAID TRACT 13, A  
DISTANCE OF 220.82 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 68 DEGREES 28' EAST, A DISTANCE OF 40.39 FEET;  
THENCE SOUTH 12 DEGREES 02' EAST, A DISTANCE OF 205.01 FEET TO THE NORTH LINE OF  
THE STATE HIGHWAY;  
THENCE SOUTH 63 DEGREES 11'30" WEST ALONG THE NORTH LINE OF SAID HIGHWAY, A  
DISTANCE OF 93.07 FEET;  
THENCE NORTH 12 DEGREES 02' WEST, A DISTANCE OF 213.71 FEET;  
THENCE NORTH 68 DEGREES 28' EAST, A DISTANCE OF 50.86 FEET TO THE TRUE POINT OF  
BEGINNING.

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 the Plat of the Burlington Acreage Property:

Recording No: Volume 1, Page 49

2. Title Notification - Special Flood Hazard Area and the terms and conditions thereof:

Recording Date: December 16, 2003  
Recording No.: 200312160111

3. 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."

4. The property herein described is carried on the tax rolls as partially exempt under a Senior Citizen's exemption and the assessed values have been "frozen." If said taxes are not paid prior to the sale by or death of the qualifying taxpayer, the exemption will be disallowed, the assessed value will be adjusted and the full tax amount for the current and/or prior years, if any, will be due:

Levy Code: 1195  
Estimated amount of tax without exemption, including special taxes and charges: \$3,001.21

5. City, county or local improvement district assessments, if any.