

AFTER RECORDING MAIL TO:
Ryan Jewell and Amy Jewell
1810 Bakerview Court
Mount Vernon, WA 98274-8780



201702280130

Skagit County Auditor

\$75.00

2/28/2017 Page

1 of

3 11:57AM

Filed for Record at Request of: **WFG National Title Company of Washington, LLC**
Escrow Number: 17-75021

Statutory Warranty Deed

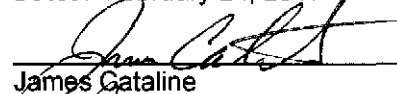

Grantor(s): James Cataline and Jennifer Cataline, husband and wife
Grantee(s): Ryan Jewell and Amy Jewell, a married couple
Abbreviated Legal: Lot 167, Eaglemont Phase 1B, Div. 5 & 6
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4883-000-167-0000 Property I.D. No.: P124076

THE GRANTOR **James Cataline and Jennifer Cataline, husband and wife**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Ryan Jewell and Amy Jewell, a married couple**, the following described real estate, situated in the County of Skagit, State of Washington:

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

GRANTOR ACKNOWLEDGES THAT TITLE TO THE PROPERTY IS MARKETABLE AT THE TIME OF THIS CONVEYANCE. THE FOLLOWING SHALL NOT CAUSE THE TITLE TO BE UNMARKETABLE: RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS, PRESENTLY OF RECORD AND GENERAL TO THE AREA; EASEMENTS AND ENCROACHMENTS, NOT MATERIALLY AFFECTING THE VALUE OF OR UNDULY INTERFERING WITH GRANTEE'S REASONABLE USE OF THE PROPERTY; AND RESERVED OIL AND/OR MINING RIGHTS.

Dated: February 24, 2017


James Cataline

Jennifer Cataline

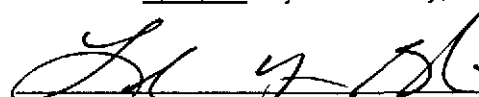
Land Title and Escrow

#01-
161492-
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STATE OF FLORIDA }
County of Hillsborough } SS.

I certify that I know or have satisfactory evidence that James Cataline and Jennifer Cataline is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/hers/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 24th day of February, 2017


Notary Public in and for the State of WASHINGTON ~~FLORIDA~~
Residing at: Tampa, FL
My appointment expires: 07/19/2020

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017760
FEB 28 2017

Amount Paid \$8415.50
Skagit Co. Treasurer
By HB Deputy



EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

Lot 167, "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 5 AND 6," as per plat recorded on January 10, 2006, under Auditor's File No. 200601100170, records of Skagit County, Washington.

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

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 19, 2017

between Ryan Jewell Amy Jewell ("Buyer")
Buyer Buyer
and James Cataline Jenna Cataline ("Seller")
Seller Seller
concerning 1810 Bakerview Ct Mount Vernon Wa 98274 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign
[Signature] 02/20/2017
Buyer 2/20/2017 8:48:19 PM PST Date

Authentisign
James Cataline 02/20/2017
Seller 2/20/2017 4:59:01 PM PST Date

Authentisign
[Signature] 02/20/2017
Buyer 2/20/2017 8:48:30 PM PST Date

Authentisign
Jennifer Cataline 02/20/2017
Seller 2/20/2017 5:08:27 PM PST Date