

201808080039
08/08/2018 01:14 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:

Justin W Millard
9559 Fruitdale Road
Sedro Woolley, WA 98284

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1800862JB

GUARDIAN NORTHWEST TITLE CO.

116406

Statutory Warranty Deed

THE GRANTOR Jeffrey T Latham, a married man, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Justin W Millard, a married man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lots 14 & 15 Block 74 First Add To Sedro (aka Lot B, Sur AF 201805250072)

Tax Parcel Number(s): P134218/ 41500740151016

Lot B of Survey recorded May 25, 2018, under Auditor's File No. 201805250072, being a portion of Lots 14 and 15, Block 74, "First Addition to the Town of Sedro", according to the plat recorded in Volume 3 of Plats, page 29, records of Skagit County Washington. TOGETHER WITH the West half of vacated Graves Street adjoining.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

For further particulars reference is made to Exhibit "B" attached hereto and by this reference made a part hereof. Exhibit "B" - Skagit County Right-To-Manage Natural Resource Lands Disclosure

Dated August 3, 2018

[Signature]
Jeffrey T Latham

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20183491
AUG 08 2018

Amount Paid \$ 1073.00
Skagit Co. Treasurer
By HB Deputy

STATE OF Washington
COUNTY OF Skowomish SS:

I certify that I know or have satisfactory evidence that Jeffrey T Latham

is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/6/18
[Signature]

Notary Public in and for the State of Washington
Residing at Lovse Stevens
My appointment expires: 6-19-19

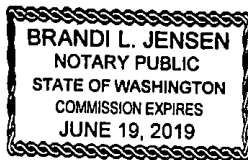


Exhibit "A"

A. 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:

Name: First Addition to the Town of Sedro
Recorded: January 11, 1890
Auditor's No.: Volume 3 of Plats, Page 29

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

Name: Jeff Latham Survey
Recorded: May 25, 2018
Auditor's No.: 201805250072

C. Provisions and matters regarding a boundary line adjustment set forth on document recorded under Auditor's File No. 201805250073.

EXHIBIT "B"

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 July 24, 2018

between Justin W Millard ("Buyer")

Buyer Buyer

and Jeffrey Latham ("Seller")

Seller Seller

concerning XX Fidalgo Street Sedro Woolley WA 98284 (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.

Authentic: [Signature] 07/24/2018
Buyer 07:05 PM PDT Date

Authentic: Innocentia Unlimited 07/25/2018
Seller 12:10:54 PM PDT Date

Buyer Date

Seller Date