

When recorded return to:  
Bethany Johnson  
418 Nelson Street  
Sedro Woolley, WA 98284

  
**201901090085**  
01/09/2019 03:00 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620036927

**CHICAGO TITLE**

620036927

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Exclusive Holdings LLC, a Washington Limited Liability Company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Bethany Johnson, an unmarried person

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

Lot 16, Block 59, FIRST ADDITION TO SEDRO, according to the plat thereof, recorded in Volume  
3 of Plats, page 29, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P75958 / 4150-059-016-0008,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201989

JAN 09 2019

Amount Paid \$ 4,695.<sup>30</sup>  
Skagit Co. Treasurer  
By *mam* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: December 28, 2018

Exclusive Holdings LLC

BY: [Signature]  
Austin Schalhamer  
Managing Member

State of Washington  
Skagit county of Skagit

I certify that I know or have satisfactory evidence that Austin Schalhamer <sup>schalhamer</sup>

are the person(s) who appeared before me, and said person acknowledged that  (he/she/they) signed this instrument, on oath stated that  (he/she/they) was authorized to execute the instrument and acknowledged it as the Managing Member of Exclusive Holdings LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: January 8, 2019

[Signature]  
Name: Katheryn A Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish co  
My appointment expires: 9-01-2022

Notary Public  
State of Washington  
Katheryn A Freeman  
Commission No. 149913  
My Commission Expires 09-01-2022

**EXHIBIT "A"**

Exceptions

1. Certificate for City of Sedro Woolley Ordinance Number 1221-95, providing for a facilities improvement charge for new connections to the city sewer system including the terms, covenants and provisions thereof

Recording Date: February 23, 1995  
Recording No.: 9502230028

2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by Sedro Woolley.



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 December 05, 2018  
between Bethany Johnson ("Buyer")  
Buyer Buyer  
and EXCLUSIVE HOLDINGS LLC ("Seller")  
Seller Seller  
concerning 418 Nelson 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.

Authenticator  
Bethany Johnson 12/05/2018  
Buyer 1:22:40 PM PST Date

Authenticator  
Austin Schalkhamer 12/05/2018  
Seller 10:05:50 PM PST Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date