

When recorded return to:  
Jeremy Dean Porter  
802 Nelson  
Sedro Woolley, WA 98284



**201904240025**

04/24/2019 01:39 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

**POOR ORIGINAL**

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245410072

**CHICAGO TITLE**  
*020037693*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bethany Betlem, an unmarried person and Mathew Coker, an unmarried person, each as their separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Jeremy Dean Porter, a single man

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

Lot 31 and the East 20 feet of Lot 32, Block 62, "First Addition to the Town of Sedro in Skagit County, Washington," as per plat recorded in Volume 3 of plats, page 29, 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): P75996 / 4150-062-032-0002,

Subject to:



Subject to Exhibit "A" attached hereto and by this reference made a part thereof

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
*20191486*  
APR 24 2019

Amount Paid \$*4,828.<sup>80</sup>*  
Skagit Co. Treasurer  
By *Wan* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

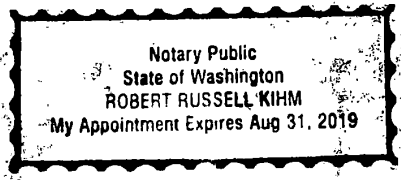
Dated: April 19, 2019

  
Bethany Betlem  
  
Mathew Coker

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Bethany Betlem is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

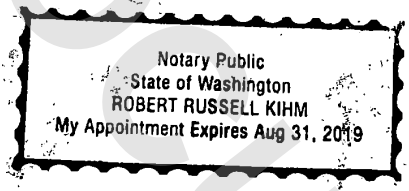
Dated: 4-23-2019  
RA RLL KIL  
Name: Robert Russell Kihm  
Notary Public in and for the State of WA.  
Residing at: Bellingham  
My appointment expires: 08/31/2019



State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Mathew Coker is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-23-2019  
RA RLL KIL  
Name: Robert Russell Kihm  
Notary Public in and for the State of WA.  
Residing at: Bellingham  
My appointment expires: 08/31/2019



**Statutory Warranty Deed  
(continued)  
EXHIBIT "A"**

Order No.: 245410072

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 First Addition to the Town of Sedro:

Recording No: Volume 3, Page 29

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."

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

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

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

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 3-3-19  
between Jeremy Porter ("Buyer")  
Buyer Buyer  
and Bethany Betlem Matthew Coker ("Seller")  
Seller Seller  
concerning 802 Nelson Sedro Woolley (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.

Authenticated  
Jeremy Dean Porter 03/11/2019  
3/11/2019 9:27:24 PM PDT  
Buyer Date

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

[Signature] 3-5-19  
Seller Date

[Signature] 3-5-19  
Seller Date