



201907030069

07/03/2019 01:31 PM Pages: 1 of 5 Fees: \$105.50  
Skagit County Auditor

When recorded return to:  
Justin Lee Werner and Robert Donald Guthrie  
407 SW 322nd Street  
Federal Way, WA 98023

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038718

CHICAGO TITLE  
U 20038718

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gregory Pulley and Katie Pulley, who also appears of record as Katie M. Pulley and Katherine M. Pulley, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Justin Lee Werner and Robert Donald Guthrie, a married couple

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

Lot 3, Short Plat No. 96-0022, approved April 23, 2004, and recorded April 23, 2004, under Auditor's File No. 200404230138; and being a portion of the Southwest quarter of the Northeast quarter and the Northwest quarter of the Southeast quarter in Section 21, Township 36 North, Range 4 East of W.M.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P49699 / 360421-1-002-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 2756  
JUL 03 2019

Amount Paid \$ 11,575.<sup>00</sup>  
Skagit Co. Treasurer  
By *M. M.* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: June 25, 2019

Gregory Pulley  
Gregory Pulley

Katie Pulley  
Katie Pulley

State of Washington

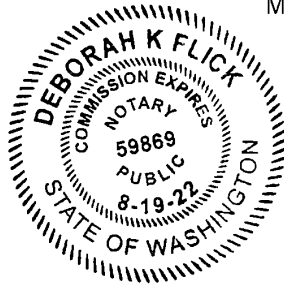
County of Skagit

I certify that I know or have satisfactory evidence that Gregory Pulley & Katie Pulley  
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/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 7/1/19

Deborah K. Flick

Name: DEBORAH K. FLICK  
Notary Public in and for the State of WA  
Residing at: Abington  
My appointment expires: 8/19/22



**EXHIBIT "A"**

## Exceptions

1. Notice of On-Site Sewage System Status:  
Recording Date: May 25, 1990  
Recording No.: 9005250073
2. Terms and conditions of Administrative Special use #94-026, as disclosed by instrument recorded April 11, 1995, under Auditor's File No. 9504110001.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Gregory Pulley and Katie Pulley, Husband and Wife  
Purpose: Ingress, egress and utilities  
Recording Date: December 18, 1997  
Recording No.: 9712180050
4. Native Growth Protection Area Critical Site Plan and the terms and conditions thereof;  
Recording Date: January 20, 2004  
Recording No.: 200401200157
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Short Plat No. 96-0022:  
Recording No: 200404230138
6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
Recording Date: November 29, 2017  
Recording No.: 201711290013  
Matters shown: Fence line
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

**EXHIBIT "A"**

Exceptions  
(continued)

8. City, county or local improvement district assessments, if any.
9. Driveway Maintenance Agreement, and the terms and conditions thereof:

Recording Date: June 19, 2019  
Recording No.: 201906190019

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

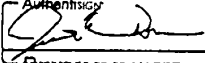
The following is part of the Purchase and Sale Agreement dated June 01, 2019  
between Justin Lee Werner Robert Donald Guthrie ("Buyer")  
Buyer Buyer  
and Gregory Pulley Katie Pulley ("Seller")  
Seller Seller  
concerning 20737 Echo Hill Road Sedro Woolley WA 98284 (the "Property")  
Address City 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.

Authentisign  
  
06/01/2019  
Date  
06/01/2019 10:09:50 AM PDT

Authentisign  
Gregory Pulley  
06/01/2019  
Date  
06/01/2019 9:03:59 PM PDT  
Seller

Authentisign  
Robert Donald Guthrie  
06/01/2019  
Date  
06/01/2019 10:31:59 AM PDT

Authentisign  
Katie Pulley  
06/01/2019  
Date  
06/01/2019 9:53:52 PM PDT  
Seller