

**When recorded return to:**  
Ryan D. McLean and Jessica L. McLean  
210 North 6th Street  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038878

**CHICAGO TITLE**  
620038878

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Katherine Marie Sotnik, formerly known as Katherine Eley-Holden-Sotnik, trustee of the Sotnik Family Trust dated 06-11-1999

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Ryan D. McLean and Jessica L. McLean, a married couple

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

Lot 7 and the North 20 feet of Lot 8, Block 13, VERNON HEIGHTS SECOND ADDITION TO MT. VERNON, according to the plat thereof, recorded in Volume 3 of Plats, page 62, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P54633 / 3764-013-008-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 2970  
JUL 17 2019

Amount Paid \$ 5478.<sup>00</sup>  
Skagit Co. Treasurer  
By *nam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 10, 2019

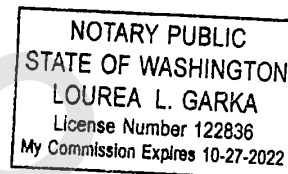
Katherine Marie Sotnik, formerly known as Katherine Eley- Holden-Sotnik, trustee of the Sotnik Family Trust dated 06-11-1999

BY: Katherine Marie Sotnik, Trustee  
Katherine Marie Sotnik  
Trustee

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Katherine Marie Sotnik is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Trustee of Katherine Marie Sotnik, formerly known as Katherine Eley- Holden-Sotnik, trustee of the Sotnik Family Trust dated 06-11-1999 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 11, 2019  
Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of WASHINGTON  
Residing at: Arvinnton  
My appointment expires: 10/27/2022



**EXHIBIT "A"**

Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. Assessments, if any, levied by Mount Vernon.
3. City, county or local improvement district assessments, if any.

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 6/13/19  
between Ryan D McLean Buyer ("Buyer")  
and Katherine Sotnik Seller ("Seller")  
concerning 210 No. 6th St. MV, WA. 98223 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.

[Signature] Buyer  
06/13/2019 Date

Katherine Sotnik Seller  
7/11/19 Date  
Katherine Sotnik Seller  
7/4/19 Date

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

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