

202003020079

03/02/2020 11:03 AM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor, WA

When recorded return to:  
Ming Wagoner  
530 Talcott Street  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2020 T160  
MAR 02 2020

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-759

Mar 02 2020

Amount Paid \$4805.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Amount Paid \$ 4805.00  
Skagit Co. Treasurer  
By *MG* Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620041160

CHICAGO TITLE  
020041160

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sean M. Batterberry and Janelle R. Batterberry, 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 Ming Wagoner, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 13 AND THE WEST 10.00 FEET OF LOT 12, BLOCK 45, 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.)

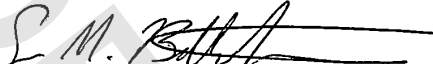
Tax Parcel Number(s): P75853 / 4150-045-013-0000

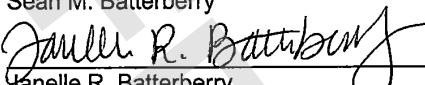
Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 21, 2020

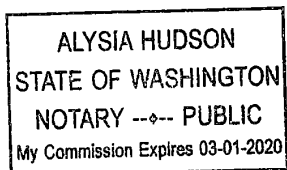
  
Sean M. Batterberry


  
Janelle R. Batterberry

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Sean M. Batterberry and Janelle R. Batterberry are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 29, 2020



  
Name: Alysia Hudson  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 03-01-2020

**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 Sedro Woolley.
3. City, county or local improvement district assessments, if any.

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

The following is part of the Purchase and Sale Agreement dated January 26, 2020

between Ming Wagoner ("Buyer")  
Buyer Buyer

and Sean M Batterberry Janelle R Batterberry ("Seller")  
Seller Seller

concerning 530 Talcott 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.

Authenticated: Ming Wagoner 01/26/2020  
Buyer 11:07:14 PM PST Date

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

Janelle R Batterberry 1-26-2020  
Seller Date

Sean M Batterberry 1-28-2020  
Seller Date