

When recorded return to:
Cody Jewett
7592 F & S Grade Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20221593
Apr 18 2022
Amount Paid \$8806.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Chicago Title Company
620050787

Escrow No.: 245449872

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert C. Bates, Jr and Faye C. Bates, a married couple and Katheran M. Frank,
as her 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 Cody Jewett, an unmarried person

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

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP
35
NORTH, RANGE 4 E. W. M., LYING SOUTH OF THE OLD FAIRHAVEN AND SOUTHERN
RAILWAY RIGHT-OF-WAY, IN 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): P36102, 350409-4-007-0019

Subject to:

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,
encroachments,
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,

STATUTORY WARRANTY DEED
(continued)

family 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 Survey:

Recording No: 9207290029

2. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

3. 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."

4. City, county or local improvement district assessments, if any.

STATUTORY WARRANTY DEED
(continued)

Dated: April 12, 2022

[Signature]
Robert C. Bates, Jr

[Signature]
Faye C Bates

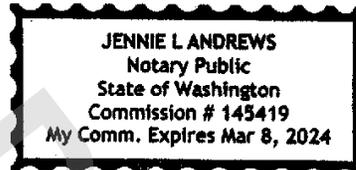
Katheran M. Frank

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Robert C. Bates, Jr and Faye C. Bates 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: 04/14/2022

[Signature]
Name: Jennie L Andrews
Notary Public in and for the State of WA
Residing at: Island County
My appointment expires: 03/08/2024



State of _____
County of _____

I certify that I know or have satisfactory evidence that Katheran M. Frank 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: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

STATUTORY WARRANTY DEED
(continued)

Dated: April 12, 2022

Robert C. Bates, Jr

Faye C. Bates

Katheran M. Frank

Katheran M. Frank

State of _____
County of _____

I certify that I know or have satisfactory evidence that Robert C. Bates, Jr and Faye C. Bates 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: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of Florida
County of Broward

I certify that I know or have satisfactory evidence that Katheran M. Frank 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: April 14, 2022

Vladimir Gonzalez

Name: Vladimir Gonzalez
Notary Public in and for the State of Florida
Residing at: Broward
My appointment expires: Feb 24, 2024



Vladimir Gonzalez
Comm. # **66961455**
Expires: **Feb. 24, 2024**
Bonded thru Aaron Notary