

**When recorded return to:**  
Cody Banta and Alexandria Flude  
1111 Warner Street  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620051898

**CHICAGO TITLE**

620051898

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven Bertrand Kelling, a married man as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Cody Banta and Alexandria Flude, a married couple

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

THE EAST 1/2 OF LOT 3, AND ALL OF LOTS 4 AND 5, (EXCEPT THE EAST 20 FEET OF SAID  
LOT 5), BLOCK 40, "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): P75774 / 4150-040-005-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222932

Jul 15 2022

Amount Paid \$6165.00  
Skagit County Treasurer  
By Lena Thompson Deputy

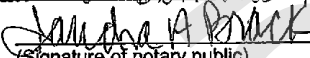
**STATUTORY WARRANTY DEED**  
(continued)

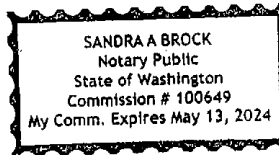
Dated: June 22, 2022

  
\_\_\_\_\_  
Steven Bertrand Kelling

State of Washington  
County of King

This record was acknowledged before me on 7/1/2022 by  
Steven Bertrand Kelling

  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: May 13, 2024



**EXHIBIT "A"**  
Exceptions

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, 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 Plat of First Addition to the Town of Sedro in Skagit County, Washington:

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2. 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."

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Sedro Woolley.