

**When recorded return to:**  
Herald Catlin and Dyan Catlin  
19613 E Conway Hill Lane  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
(COMPANY OF WASHINGTON)

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620053118  
207753-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224830

Dec 09 2022

Amount Paid \$12811.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Roger Manson and Janice Kang, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Herald Catlin and Dyan Catlin, husband and wife

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

Tract 9, "SPRAGG'S FIRST ADDITION", as per plat recorded in Volume 14 of Plats, page 74, 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): P83588 / 4510-000-009-0006

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)


Dated: November 23, 2022

  
\_\_\_\_\_  
Roger Manson

  
\_\_\_\_\_  
Janice Kang

State of Washington  
County of Skagit

This record was acknowledged before me on December 1, 2022 by Roger Manson and Janice Kang.

  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 7-25-2024



**EXHIBIT "A"**  
**Exceptions**

1. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Spragg's First Addition  
Recorded: June 26, 1989  
Auditor's File No.: 8906260043

2. Agreement and the terms and conditions thereof as recorded March 6, 1973 under Auditor's File No. 781485.

3. Conditional Agreement Sand Filter Sewage System Installation and the terms and conditions thereof as recorded October 9, 1989 under Auditor's File No. 8910090010.

4. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line  
Area Affected: Said Land  
Recorded: June 27, 1990  
Auditor's File No.: 9006270081

5. Conditional Agreement Sand Filter Sewage System Installation and the terms and conditions thereof as recorded November 16, 1990 under Auditor's File No. 9011160032.

6. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: 50-85  
Recorded: January 20, 1986  
Auditor's File No.: 8601200002

7. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: 9-87  
Recorded: April 30, 1987  
Auditor's File No.: 8704300006

**EXHIBIT "A"**  
Exceptions  
(continued)

**8. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line  
Area Affected: Said Land  
Recorded: July 27, 1993  
Auditor's File No.: 9307270048

9. Skagit County Conditional Agreement - Alternative Sewage System Installations and the terms and conditions thereof as recorded June 18, 1991 under Auditor's File No. 9106180070.

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

11. Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by instrument recorded on October 18, 2018 under Auditor's File No. 201810180047. Reference is made to said document for full particulars.

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 October 19, 2022

between Bernad W. Catlin Dyan W. Catlin ("Buyer")  
Buyer Buyer  
and Roger Manson Janice Kang ("Seller")  
Seller Seller  
concerning 19613 E. Coaway Hill Lane Mount Vernon WA 98274 (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.

Bernad W. Catlin 10/19/22  
Buyer Date

Dyan W. Catlin 10/19/22  
Buyer Date

Designated by:  
Roger Manson 10/28/2022  
Seller Date

Designated by:  
JK 10/28/2022  
Seller Date