

**When recorded return to:**  
Serena Mynatt  
637 Warner St  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20249324  
Jan 12 2024  
Amount Paid \$6277.00  
Skagit County Treasurer  
By Shannon Burrow Deputy

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.  
3500 188th St. SW, Suite 300  
Lynnwood, WA 98037-4716

**CHICAGO TITLE COMPANY**  
**620055455**

Escrow No.: 611335771

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kelly I. Mitchell, an unmarried person

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 Serena Mynatt, an unmarried person

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

LOT 9 AND THE EAST 5 FEET OF LOT 8, BLOCK 44, "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): P75825 / 4150-044-009-0009,

Subject to:

1. RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS, NOTES, DEDICATIONS, ENCROACHMENTS, AND EASEMENTS PRESENTLY OF RECORD.

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 5, 2024

Kelly Mitchell  
Kelly I. Mitchell

State of WA  
County of Snohomish  
This record was acknowledged before me on 1-9-2024 by Kelly I. Mitchell.

H. Berk Foster  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 7-9-24



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 December 15, 2023

between Serena Mynatt ("Buyer")  
Buyer Buyer

and Kelly Mitchell ("Seller")  
Seller Seller

concerning 637 Warner 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.

Authenticat  
Serena Mynatt 12/15/2023  
Buyer Date

Authenticat  
Kelly Mitchell 12/15/23  
Seller Date

Buyer Date

Seller Date