

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251362

May 06 2025

Amount Paid \$14546.00  
Skagit County Treasurer  
By Lena Thompson Deputy

When recorded return to:

Jon W. Ellis and Crystal K. Ellis  
24219 Mosier Road  
Sedro-Woolley, WA 98284

**STATUTORY WARRANTY DEED**

Whatcom Land Title Company

Reference: 60014357-851, 215041-LT

5 pages

THE GRANTOR(S)

Anna M. Kitchener and Jordan K. Kitchener, who acquired title as Anna Michelle Kitchener and Jordan Kyle Kitchener, a married couple

for and in consideration of

Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to

Jon W. Ellis and Crystal K. Ellis, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF. page 3

SUBJECT TO: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 1, SP 93-068 AF#9401130096 (Ptn SE SW, 6-35-05 E W.M.)

Tax Parcel Number(s): P104618/350506-3-003-0400

Dated: 5/2/25

Anna M. Kitchener

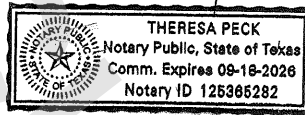
Jordan K. Kitchener

STATE OF Texas  
COUNTY OF WendellThis record was acknowledged before me on this 2 day of May, 2025, by Jordan K. Kitchener.

Signature

Title

My commission expires:



STATE OF

COUNTY OF

This record was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Anna M. Kitchener.

Signature

Title

My commission expires:

Dated: 5/2/2025Anna M. Kitchener  
Anna M. KitchenerJordan K. Kitchener  
Jordan K. KitchenerSTATE OF  
COUNTY OF

This record was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Jordan K. Kitchener.

SignatureTitle

My commission expires:

STATE OF WACOUNTY OF WhatcomThis record was acknowledged before me on this 2nd day of May, 2025 by Anna M. Kitchener.J. Castaldo  
SignatureNotary  
TitleMy commission expires: 09/30/25

NOTARY PUBLIC  
STATE OF WASHINGTON  
JENNIFER CASTALDO  
License # 21033702  
Commission Expires  
September 30, 2025

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 24219 Mosier Road, Sedro-Woolley, WA 98284  
Tax Parcel Number(s): P104618/350506-3-003-0400

**Property Description:**

Lot 1 of Skagit County Short Plat No. 93-068, approved January 12, 1994, recorded January 13, 1994, in Volume 11, page 51 of Short Plats, under Auditor's File No. 9401130096, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 6, Township 35 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

## EXHIBIT A CONTINUED

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 March 24, 2025

between Jon W Ellis Crystal K Ellis ("Buyer")  
Buyer Buyer  
and Anna M Kitchener Jordan K Kitchener ("Seller")  
Seller Seller  
concerning 24219 Mosier Road 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.

Authentication  
Jon W Ellis 03/25/2025  
Buyer Date  
Authentication  
Crystal K Ellis 03/25/2025  
Buyer Date

Authentication  
Jordan K. Kitchener 03/27/25  
Seller Date  
Authentication  
Anna M. Kitchener 03/27/25  
Seller Date