

AFTER RECORDING MAIL TO:

Jonathan D Manley, Jessica L Bartin  
14499 Best Road  
Mount Vernon, WA 98273



**201812280051**

12/28/2018 11:29 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 02-169588-OE

**Land Title and Escrow Statutory Warranty Deed**

THE GRANTOR Deer Ridge Investments LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jonathan D Manley, a single man and Jessica L Bartin, a single woman the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn SW Of SW Of NW, 16-34-3 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 340316-2-005-0000, P22058

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 02-169588-OE.

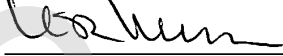
Dated December 26, 2018

20185023  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 28 2018

Amount Paid \$ 5916.38  
By Skagit Co. Treasurer Deputy

Deer Ridge Investments LLC

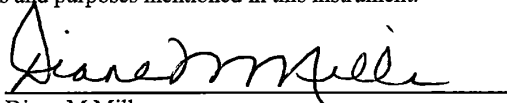


BY: Lisa Newman, Member

STATE OF Washington }  
COUNTY OF Skagit } SS:

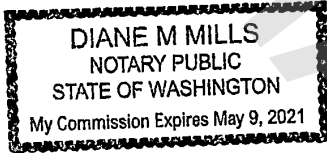
I certify that I know or have satisfactory evidence that **Lisa Newman is** the person(s) who appeared before me, and said person(s) acknowledged **she** signed this instrument, on oath stated **she is** authorized to execute the instrument and acknowledged that as the **Member** of **Deer Ridge Investments LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: December 26, 2018



Diane M Mills  
Notary Public in and for the State of Washington  
Residing Milton

My appointment expires: May 9, 2021  
Expires \_\_\_\_\_



Title Order No.: **02-169588-OE**

**EXHIBIT A**

One square acre in the Southwest corner of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 16, Township 34 North, Range 3 East, W.M., as conveyed to Harold L. McFarlane by deed recorded March 3, 1925 in Volume 134, page 628, EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed dated July 19, 1966 and recorded July 25, 1966, under Auditor's File No. 685871, AND EXCEPT mineral rights reserved in deed from the State of Washington dated December 4, 1913, recorded December 15, 1913 in Volume 95 of Deeds, page 504.

Situate in the County of Skagit, State of Washington.

**END OF EXHIBIT A**

Authentiaign ID: 1B087462-832B-4FEA-9FE3-DA088ACF87D8

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 September 23, 2018  
between Jonathan David Manley Jessica Bartin ("Buyer")  
Buyer Buyer  
and Deer Ridge Investments LLC ("Seller")  
Seller Seller  
concerning 14499 Best Road Mount Vernon WA 98273 (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.

Authenti-  
Jonathan D. Manley 09/24/2018  
Buyer 3:58:47 PM PDT Date

Authentiaign  
Deer Ridge Investments LLC by Lisa Newman Managing Member 09/24/2018  
Seller 4:38:32 PM PDT Date

Authenti-  
Jessica Bartin 09/25/2018  
Buyer 8:07:55 AM PDT Date

Seller \_\_\_\_\_ Date