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10/28/2026 11:45 AM Pages: 1 of 3 Fees: $305.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

WHEN RECORDED RETURN TO:

Karen Bean
313 S 28th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20263535
Oct 28 2026
Amount Paid $8672.00
Skagit County Treasurer
By Lena Thompson Deputy

File No.: 3039414 6004846 4-356 LT
Filed for Record at Request of: ***Stewart Title Company***

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Better Places For People LLC, a Washington limited liability company** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Karen Bean, a single person** the following described real estate, situated in the County of Skagit, State of Washington:

Lot 12, "PLAT OF EASTMONT," as per plat recorded in Volume 15 of Plats, pages 199 through 201, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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: LOT 12, PLAT OF EASTMONT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 199 THROUGH 201, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): P106555

Dated: 10/26/26, 2026

Better Places For People LLC

By: _____
Christian Shope, Manager

State of Washington
County of Whatcom

This record was acknowledged before me on 10/26/26, 2026 by Christian Shope, the Manager of Better Places For People LLC, a Washington limited liability company.

(Stamp)

_____
Printed Name: Heather Ledray
Notary Public
My commission expires: 8/14/28

NOTARY PUBLIC
STATE OF WASHINGTON
HEATHER LEDRAY
License # 66382
Commission Expires
August 14th, 2028

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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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 01, 2026

between Karen Bean (Buyer) Buyer ("Buyer")

and Better Places For People, LLC (Seller) Christian Shope Seller ("Seller")

concerning 313 S 28th Street (Address) Mount Vernon (City) WA (State) 98274 (Zip) (the "Property")

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.

Karen M Bean 10-1-26 — Buyer — Date

C Shope 10/4/26 — Seller — Date

Buyer — Date

Seller — Date