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Skagit County Auditor

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When recorded return to:

JAMES R. FRAZIER  
45271 MAIN STREET  
CONCRETE, WA 98237

**CHICAGO TITLE CO. STATUTORY WARRANTY DEED**

Escrow No.: 16857  
Title Order No.: IC41109 ✓

**THE GRANTOR(S)**

D.B. JOHNSON CONSTRUCTION, INC., A Washington Corporation

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

JAMES R. FRAZIER, A Married Person As His Sole And Separate Estate

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

LOT 36, PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 PLATS PAGE 163 THROUGH 166, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATED IN SKAGIT COUNTY, WASHINGTON

Tax Parcel Number(s): ~~4828-000-036-0005~~ 4628-000-036-0005

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: JANUARY 11, 2007

D.B. JOHNSON CONSTRUCTION, INC., A Washington Corporation

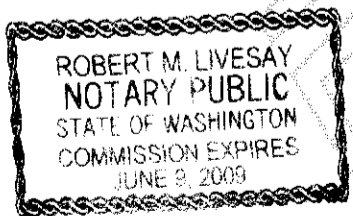
BY: Marie English  
MARIE ENGLISH, Manager

STATE OF Washington )  
 ) ss.  
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that MARIE ENGLISH is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Manager of D.B. JOHNSON CONSTRUCTION, INC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 12TH day of January, 2007.

Robert M. Livesay  
ROBERT M. LIVESAY  
Notary Public in and for the State of Washington  
residing at MARYSVILLE  
My Commission Expires: 06/09/09



**EXHIBIT A**

Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 4, 1919  
Auditor's No.: 134620, records of Skagit County, Washington  
In favor of: Great Northern Railway Company, a Minnesota Corporation  
For: Railway side street  
Affects: That portion of Commercial Tract B which lies between the Northerly right-of-way line of the Great Northern Railway Company and a line drawn parallel with and distant 8 feet Northerly of the centerline of a side tract as now located

Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: January 28, 1913  
Auditor's No.: 94872, records of Skagit County, Washington  
In favor of: Pacific Northwest Traction Company, a corporation  
For: Transmission lines  
Affects: A strip of land 60 feet in width extending North and South across the Southeast quarter of the Northwest Quarter of Section 10, Township 35 North, Range 8 East of the Willamette Meridian, said strip being a public traveled road and known as Superior Avenue in the Town of Concrete, the centerline of said 60 foot strip lies parallel with and 969 feet West of the East line of Southeast Quarter of the Northwest Quarter of Section 10 and extends from the North to the South line of said Southeast Quarter of the Northwest Quarter of Section 10. Also a strip of land 30 feet in width extending East and West across the Southeast Quarter of the Northwest Quarter of Section 10, Township 35 North, Range 8 East of the Willamette Meridian, said strip lying adjacent to the North line of said Southeast Quarter of the Northwest Quarter of Section 10, and extending from the East to the West line of said Southeast Quarter of the Northwest Quarter of Section 10.

Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: October 6, 1917  
Auditor's No.: 121455, records of Skagit County, Washington  
In favor of: Great Northern Railway Company, a Minnesota corporation  
For: Two railway side tracks  
Affects: An easement 16 feet wide for each of 2 side tracts in the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 10, Township 35 North, Range 8 East of the Willamette Meridian, at Concrete, Washington being 8 feet wide on each side of the centerline of each track as now located.

Easement, including the terms and conditions thereof, disclosed by instrument;  
Recorded: October 19, 1925  
Auditor's No.: 188210, records of Skagit County, Washington  
In favor of: Great Northern Railway  
For: Operation of a spur track railway  
Affects: A strip or piece of land 16 feet wide and 327 feet in length, being 8 feet wide on each side of the centerline of the spur track railway of the Great Northern Railway Company, as the same is now located and established and extending across from an intersection of the centerline of railway of said spur track railway with the Northerly right-of-way line of said Great Northern Railway Company in a Westerly direction over and across Block 11, and vacated streets and alleys adjoining in Miller's Addition to Baker Addition to Concrete, Washington, and also over a portion of the Southeast Quarter of the Northwest Quarter of Section 10, Township 35 North, Range 8 East of the Willamette Meridian.



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Easement, including the terms and conditions thereof, disclosed by instrument;  
Recorded: June 7, 1954  
Auditor's No.: 502438, records of Skagit County, Washington  
In favor of: Great Northern Railway Company  
For: Construction, maintenance and operation of railway tracks  
Affects: A strip of land 17 feet wide for each of 2 side tracks in the Southeast Quarter of the Northwest Quarter, and in the Southwest Quarter of the Northeast Quarter of Section 10, Township 35 North, Range 8 East of the Willamette Meridian, being 8.5 feet wide on each side track as now constructed and operated.

Easement, including the terms and conditions thereof, disclosed by instrument;  
Recorded: September 25, 1972  
Auditor's No.: 774444, records of Skagit County, Washington  
In favor of: Town of Concrete  
For: Sewer purposes  
Affects: Lots 12 and 13, Block 8, Unrecorded Plat of Superior Addition to the Town of Concrete.

Lots 8 and 9, Block 9, Unrecorded Plat of Superior Addition to the Town of Concrete, Division No. 1.

Lot 14, Block 9, Unrecorded Plat of Superior Addition to the Town of Concrete, Division No. 1.

Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: September 25, 1972  
Auditor's No(s): 774445, records of Skagit County, Washington  
In favor of: Town of Concrete  
For: Sewer purposes  
Affects: Lot 7, Block 9, Unrecorded Plat of Superior Addition to the Town of Concrete, Division No. 1

Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: March 21, 1985  
Auditor's No.: 8503210031, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A right-of-way 10 feet in width, having 5 feet of such width on each side of a centerline described as follows:

Beginning 25 feet West of the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 10, Township 35 North, Range 8 East of the Willamette Meridian;  
Thence South 1°11'30" West, approximately 460 feet to the Southeast corner of Lot 20, Block 1, of the unfiled Superior Addition to Concrete;  
Thence Southwesterly and Westerly approximately 285 feet along the Northerly boundary of Main Street, said Main Street as it now exists in the City of Concrete, County of Skagit, Washington, to a point hereinafter referred to as Point A, and the true point of beginning of this description;  
thence North approximately 17° West, 150 feet to its terminus;  
thence return to Point A;  
Thence North approximately 34° West, 325 feet to its terminus.



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Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to City of Concrete, Puget Sound Power & Light Co., General Telephone Co. of the Northwest, Inc., Cascade Natural Gas Corp., and Summit Cablevision of Washington, Inc. and their respective successors and assigns under and upon the dedicated streets and avenues shown hereon and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills  
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

Notes disclosed on the face of said plat, as follows:

- A. Sewage Disposal – City of Concrete.
- B. Water – City of Concrete.
- C. Zoning – Residential and commercial.

Restrictions contained on the face of said plat, but omitting any covenant, condition, or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons.

- A. Water and sewer service connections are not provided for every lot within this plat. Lot owners shall be required to contact and coordinate these service connections with the City of Concrete Public Works Department.
- B. Lots owners shall be required to obtain an access permit from the City of Concrete for all access locations in both residential and commercial lots.
- C. Development of commercial tracts within this plat shall be subject to the review and approval of the City of Concrete Planning Commission and Council.

Agreement, including the terms and conditions thereof; entered into;

By: Superior Portland Cement Co.  
And Between: Puget Sound Power & Light Company  
Recorded: March 19, 1957  
Auditor's No.: 548778, records of Skagit County, Washington  
Providing: As follows:

The cement company reserves and retains and the power company hereby gives and grants to the cement company a right-of-way forever for an aerial tram line wherever necessary in crossing any of the power company lands and the Baker River from its present quarry or any other quarry of the cement company it may hereafter operate, to its plant at Concrete, providing any such tramway will not interfere with the operation or endanger in any way the dam, power house, tram lines and other property of the power company and providing further that it is the intention of the agreement that said tramway shall not be closer to the power company power house, than 300 feet.

Any matters arising from the location of a fence as delineated on the face of said plat.



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