

When recorded return to:
Earl Long, Jr.
7299 Superior Ave
Sedro Woolley WA 98284



201207030049
Skagit County Auditor
7/3/2012 Page 1 of 3 1:37PM

Recorded at the request of:
File Number: 103827

Statutory Warranty Deed

103827

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Fevrusa Sharipoff, Trustee of the Sharipoff Family Trust, dated March 30, 2011 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Earl Long, Jr., an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 17, "PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE"

Tax Parcel Number(s): P104851, 4628-000-017-0006

Lot 17, "PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE", as per plat recorded in Volume 15 of Plats, pages 163 through 166, inclusive, records of Skagit County, Washington.

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, as per Exhibit "A" attached hereto

Dated 6-28-12

Sharipoff Family Trust
[Signature]
By: Fevrusa Sharipoff, Trustee

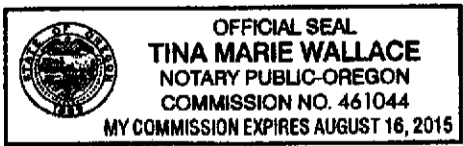
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20121977
JUL 03 2012
Amount Paid \$ 1874.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Oregon }
COUNTY OF Wanwan } SS:

I certify that I know or have satisfactory evidence that Fevrusa Sharipoff is the person who appeared before me, and said person acknowledged that She signed this instrument and acknowledged it as the Trustee of Sharipoff Family Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6/28/12

Jean Wallace



Notary Public in and for the State of Oregon
Residing at Medalla, OR
My appointment expires: Aug 16, 2015

Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 103827
6 of 11

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Great Northern Railway Company
Dated: October 13, 1925
Recorded: October 19, 1925
Auditor's No: 188210
Purpose: Operation of a spur track railway
Area Affected:

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 1/4 of the Northwest 1/4 of Section 10, Township 35 North, Range 8 East, W.M.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Great Northern Railway Company
Dated: April 23, 1954
Recorded: June 7, 1954
Auditor's No: 502438
Purpose: For the construction, maintenance and operation of railway tracks
Area Affected:

A strip of land 17 feet wide for each of 2 side tracks in the Southeast 1/4 of the Northwest 1/4 and in the Southwest 1/4 of the Northeast 1/4 of Section 10, Township 35 North, Range 8 East, W.M., being 8.5 feet wide on each side track as now constructed and operated.

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Town of Concrete
Dated: --
Recorded: September 25, 1972
Auditor's No: 774444
Purpose: Sewer
Area Affected:

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.



Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 103827
7 of 11

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Town of Concrete
Recorded: September 25, 1972
Auditor's No: 774445
Purpose: Sewer
Area Affected: Lot 7, Block 9, Unrecorded Plat of Superior Addition
to the Town of Concrete, Div. No. 1

E. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
PLAT/SUBDIVISION:

Plat/Subdivision Name: Lonestar's Addition
Recorded: April 28, 1994
Auditor's No.: 9404280139

