

When recorded return to:  
Sara Lentz and Shawn Lentz  
46433 East Main Street  
Concrete, WA 98237



Skagit County Auditor \$77.00  
4/3/2018 Page 1 of 4 3:34PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033465

CHICAGO TITLE  
620033465

### STATUTORY WARRANTY DEED

THE GRANTOR(S) John M. Kuipers and Adrienne A Kuipers, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Sara Lentz and Shawn Lentz, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Lot(s): 17 and Ptn. 15 and 16 EVERETT'S FIRST ADDITION TO CONCRETE

Tax Parcel Number(s): P126098 / 4060-000-017-0100, P70799 / 4060-000-017-0000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20181327  
APR 03 2018

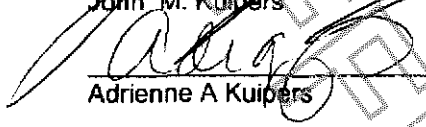
Amount Paid \$ 5,167.<sup>00</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 27, 2018

  
\_\_\_\_\_  
John M. Kuipers

3-29-18

  
\_\_\_\_\_  
Adrienne A. Kuipers

3/29/18

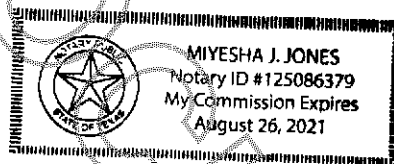
State of ~~WASHINGTON~~ <sup>TEXAS</sup>  
County of ~~SKAGIT~~ <sup>FORT BEND</sup>

I certify that I know or have satisfactory evidence that John M. Kuipers and Adrienne A. Kuipers are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 29, 2018

  
\_\_\_\_\_

Name: Miyesha Jones  
Notary Public in and for the State of TEXAS  
Residing at: Fort Bend County  
My appointment expires: 8/26/2021



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P126098 / 4060-000-017-0100 and P70799 / 4060-000-017-0000**

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**PARCEL "A":**

The Northwesterly 12 feet of the Southwesterly 75 feet of Lot 18, "EVERETT'S FIRST ADDITION TO CONCRETE SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 76, records of Skagit County, Washington.

Situate in the Town of Concrete, County of Skagit, State of Washington.

**PARCEL "B":**

Lot 18, "EVERETT'S FIRST ADDITION TO CONCRETE SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 76, records of Skagit County, Washington.

EXCEPT the Southwesterly 75 feet thereof.

Situate in the Town of Concrete, County of Skagit, State of Washington.

**PARCEL "C":**

Lot 17, "EVERETT'S FIRST ADDITION TO CONCRETE SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 76, records of Skagit County, Washington.

ALSO, that portion of Lots 15 and 16, "EVERETT'S FIRST ADDITION TO CONCRETE SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 76, records of Skagit County, Washington, described as follows:

Beginning at a point which is North 39°19' East, 143 feet from the Southeast corner of said Lot 16; thence North 40°35' West, 101.93 feet to the Westerly side of said Lot 15; thence South 61°30' East, 101.79 feet to the Northeast corner of said Lot 16; thence South 38°19' West 41.5 feet to the point of beginning.

Situate in the Town of Concrete, County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Reservation of an easement contained in deed through which title is claimed to that portion of the property herein described lying within Lots 15 and 16, dated January 23, 1929 and recorded April 22, 1929, in Volume 150 of Deeds, page 576, as follows:

"The said grantors excepting and reserving unto themselves from the said portion of said Lots 15 and 16 so conveyed, the right of ingress and egress to and from the remaining portion of said Lots 15 and 16 to the public street in front of the said portion of land hereby conveyed."

2. Stipulation contained in an instrument including the terms, covenants and provisions thereof

Recording Date: June 25, 2001  
Recording No.: 200106250171

"The above described property will be combined or aggregated with contiguous property owned to the grantee and legally described on Exhibit "B" attached thereto. This boundary adjustment is not for the purpose of creating an additional building lot."

3. Covenants Conditions and Restrictions Contained in Deed including the terms, covenants and provisions thereof

Recording Date: October 26, 2007  
Recording No.: 200710260128

"Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance."

Said document being a rerecord of that instrument recorded on May 9, 2007 under Auditor's File No. 200705090078.

4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by the Town of Concrete.