

When recorded return to:
Justin V. Varah
7299 North Superior Avenue
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3253

Jul 16 2021

Amount Paid \$4325.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048311

CHICAGO TITLE
W20048311

STATUTORY WARRANTY DEED

THE GRANTOR(S) K. Earl Long Jr., a married man, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Justin V. Varah, an unmarried man

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

LOT 17, "PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE", AS PER PLAT
RECORDED IN VOLUME 15 OF PLATS, PAGE(S) 163 THROUGH 166, INCLUSIVE, RECORDS
OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

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

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 2, 2021

[Signature]
K. Earl Long Jr.

[Signature]
Sarah Jane Long

State of Washington
Skagit county of Skagit

I certify that I know or have satisfactory evidence that
K. Earl Long Jr and Sarah Jane Long
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: July 13, 2021

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

[Signature]
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Clinton
My appointment expires: 03.01.2024

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Great Northern Railway
Purpose: Spur track
Recording Date: October 19, 1925
Recording No.: 188210

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Great Northern Railway Co.
Purpose: Railway tracts
Recording Date: April 23, 1954
Recording No.: 502438

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Town of Concrete
Purpose: Sewer
Recording Date: September 25, 1972
Recording No.: 774444

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Town of Concrete
Purpose: Sewer
Recording Date: September 25, 1972
Recording No.: 774445

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Lonestar's Addition:

Recording No: 9404280139

6. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

EXHIBIT "A"

Exceptions (continued)

"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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Concrete.
9. City, county or local improvement district assessments, if any.