

When recorded return to:
Michael Olver and Wendy K. Olver
20024 81st Ave W
Edmonds, WA 98026

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235697
Mar 06 2023
Amount Paid \$3757.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053445

CHICAGO TITLE
620053445

STATUTORY WARRANTY DEED

THE GRANTOR(S) Esther B. West, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael Olver and Wendy K. Olver, 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.)

LT 35, PLAT OF LONESTAR'S ADDN TO THE CITY OF CONCRETE

Tax Parcel Number(s): P104870 / 4628-000-035-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 3, 2023

Esther B. West
Esther B. West

State of Washington March 3, 2023
County of King
This record was acknowledged before me on _____ by Esther B. West.

(Signature of notary public) Carey Gindlesperger
Notary Public in and for the State of Washington
My commission expires: 10-29-25



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P104870 / 4628-000-035-0004

LOT 35, PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGE(S) 163 THROUGH 166, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Pacific Northwest Traction Company, a corporation
Purpose: Transmission lines
Recording Date: January 28, 1913
Recording No.: 94872
Affects: Portion of said premises

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Great Northern Railway Company, a Minnesota corporation
Purpose: Two railway side tracks
Recording Date: October 6, 1917
Recording No.: 121455
Affects: Portion of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Great Northern Railway Company, a Minnesota corporation
Purpose: Railway side street
Recording Date: August 4, 1919
Recording No.: 134620
Affects: Portion of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Great Northern Railway
Purpose: Operation of a spur truck railway
Recording Date: October 19, 1925
Recording No.: 188210
Affects: Portion of said premises

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Great Northern Railway Company
Purpose: Construction, maintenance and operation of railway tracks
Recording Date: June 7, 1954
Recording No.: 502438
Affects: Portion of said premises

EXHIBIT "B"**Exceptions
(continued)**

6. Agreement and the terms and conditions thereof:
- Executed by: Superior Portland Cement Co. and Puget Sound Power & Light Company
Recording Date: March 19, 1957
Recording No.: 548778
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Town of Concrete
Purpose: Sewer purposes
Recording Date: September 25, 1972
Recording No.: 774444
Recording No.: 774445
Affects: Portion of said premises
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Puget Sound Power & Light Company, a Washington corporation
Purpose: Underground electric system
Recording Date: March 21, 1985
Recording No.: 8503210031
Affects: Portion of said premises
9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Lonestar's Addition to the City of Concrete:
- Recording No: 9404280139
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. 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

EXHIBIT "B"**Exceptions
(continued)**

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."

12. Assessments, if any, levied by Concrete.
13. City, county or local improvement district assessments, if any.
14. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.