

202404100031

04/10/2024 11:00 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Lawrence S. Howe and Thelma J. Robson
3439 Casco Ct
Hacienda Heights, CA 91745

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240188
Apr 10 2024
Amount Paid \$7605.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620055951

Escrow No.: 620055951

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sara Lentz and Shawn Lentz, 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 Lawrence S. Howe and Thelma J. Robson, 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.)

PTN OF LT(S) 15, 16, 17 AND 18, "EVERETT'S FIRST ADDN TO CONCRETE SKAGIT COUNTY, WASH."

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

STATUTORY WARRANTY DEED
(continued)

Dated: 4/5/24

Sara Lentz
Sara Lentz

Shawn Lentz
Shawn Lentz

State of Washington
County of Skagit

This record was acknowledged before me on April 5, 2024 by Sara Lentz and Shawn Lentz.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2024

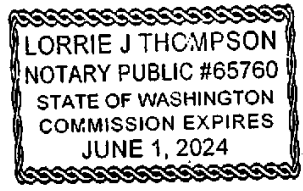


EXHIBIT "A"
Legal Description

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

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.

TOGETHER WITH 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.

PARCEL "B":

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 COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 Everett's First Addition to Concrete Skagit County, Washington:

Recording No: 72250

2. 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."

3. 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."

4. 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.

EXHIBIT "B"Exceptions
(continued)

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

Authentisign ID: 88000000000000000000000000000000

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 3/7/2024
between Lawrence Scott Howe Thelma Jean Robson ("Buyer")
Buyer Buyer
and Sara Lentz Shawn Lentz ("Seller")
Seller Seller
concerning 46433 E Main Street Concrete WA 98237 (the "Property")
Address City State Zip

Buyer is aware that 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 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign
Lawrence Howe 03/11/24
Buyer Date
Authentisign
Thelma Robson 03/11/24
Buyer Date

Authentisign
Sara Lentz 09/25/2023
Seller Date
Authentisign
Shawn Lentz 09/25/2023
Seller Date