

POOR ORIGINAL

When recorded return to:

Delaney L. Cosgrove and Riley W. Fichter
45356 Nellie Lane
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241298
Jul 11 2024
Amount Paid \$5605.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-20446-TB

THE GRANTOR(S) **Yvonne M. Eagleburger, an unmarried person, 10990 East Indigo Bush Place, Tucson, AZ 85748,**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Delaney L. Cosgrove, an unmarried woman, and Riley W. Fichter, an unmarried man**

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

Lot 23, PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE, as per plat recorded in Volume 15 of Plats, pages 163 through 165, records of Skagit County, Washington.

Abbreviated legal description: Property 1:

Lot 23, PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE

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 described in Exhibit "A" attached hereto

Tax Parcel Number(s): P104857/4628-000-023-0002

Statutory Warranty Deed
LPB 10-05

Order No.: 24-20446-TB

Dated: 7/10/2024
*yvonne m eagleburger by Stuart Eagleburger
her attorney in fact*

Yvonne M. Eagleburger by Stuart Eagleburger, her Attorney-In-Fact

Arizona
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 10 day of July, 2024 by Stuart Eagleburger Power of Attorney for Yvonne M. Eagleburger.

Kimberly Shepperd
Signature

Notary Public
Title

My commission expires: June 10, 2028

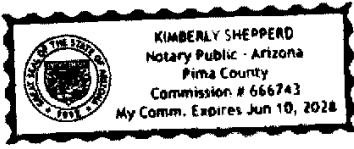


EXHIBIT A

24-20446-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
9. Easement, affecting lots 18, 25 and 26, for the purpose of transmission lines, including terms and provisions thereof granted to Pacific Northwest Traction Company, recorded January 27, 1913 in Volume 91, page 151 and as Auditor's File No. 94872.
10. Easement, affecting a portion of subject property for the purpose of operation of spur track railway, including terms and provisions thereof granted to Great Northern Railway Company recorded October 19, 1925, as Auditor's File No. 188210.
11. Easement, affecting a portion of subject property for the purpose of For the construction, maintenance and operation of railway tracks, including terms and provisions thereof granted to Great Northern Railway Company recorded Junew 7, 1954, as Auditor's File No. 502438.
12. Easement, affecting a portion of subject property for the purpose of sewer, including terms and provisions

Statutory Warranty Deed
LPB 10-05

thereof granted to Town of Concrete, recorded September 25, 1972, as Auditor's File No 774444 and 774445.

13. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of Lonestar's Addition to the City of Concrete, recorded April 28, 1994, as Auditor's File No. 9404280139.

End of Exhibit A