

AFTER RECORDING MAIL TO:

Mr. and Mrs. William H. Thompson, Trustee

49304 Skagit Ridge Rd.
Concrete, WA 98237.



200503310132

Skagit County Auditor

3/31/2005 Page

1 of

4 2:11PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 84093

FIRST AMERICAN TITLE CO.

84093

Statutory Warranty Deed

Grantor(s): John W. Smith and Joyce E. Smith

Grantee(s): William H. Thompson, Trustee and Donna L. Thompson, Trustee

Assessor's Tax Parcel Number(s): 4628-000-015-0004, P104849

THE GRANTOR John W. Smith and Joyce E. Smith, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William H. Thompson and Donna L. Thompson, Trustees of the Thompson Family Trust dated March 25, 1994 the following described real estate, situated in the County of Skagit, State of Washington.

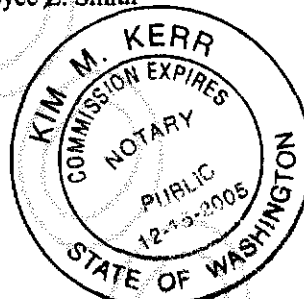
Lot 15, "PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE", as per plat recorded in Volume 15 of Plats, pages 163, 164, 165 and 166, records of Skagit County, Washington.

Subject to Paragraphs A thru E of Schedule B-1 of First American Title Company's preliminary commitment no. 84093 attached hereto and made a part hereof by this reference.

Dated: March 20, 2005

John W. Smith
John W. Smith

Joyce E. Smith
Joyce E. Smith



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John W. Smith and Joyce E. Smith, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3/3/05

Kim M. Kerr

Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: 12/15/05

#1492
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 31 2005

Amount Paid \$ 320.40
By [Signature] Skagit Co. Treasurer
Deputy

Order No: 84093

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Great Northern Railway Company
Dated: October 13, 1925
Recorded: October 19, 1925
Auditor's No: 188210
Purpose: Operation of a spur track railway
Area Affected:

A strip or piece of land 16 feet wide and 327 feet in length, being 8 feet wide on each side of the centerline of the spur track railway of the Great Northern Railway Company as the same is now located and established, and extending across from an intersection of the centerline of railway of said spur track railway with the Northerly right of way line of said Great Northern Railway Company in a Westerly direction over and across Block 11 and vacated streets and alleys adjoining, in Miller's Addition to Baker Addition to Concrete, Washington; and also over a portion of the Southeast 1/4 of the Northwest 1/4 of Section 10, Township 35 North, Range 8 East, W.M.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Great Northern Railway Company
Dated: April 23, 1954
Recorded: June 7, 1954
Auditor's No: 502438
Purpose: For the construction, maintenance and operation of railway tracks
Area Affected:

A strip of land 17 feet wide for each of 2 side tracks in the Southeast 1/4 of the Northwest 1/4 and in the Southwest 1/4 of the Northeast 1/4 of Section 10, Township 35 North, Range 8 East, W.M., being 8.5 feet wide on each side track as now constructed and operated.

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Town of Concrete
Dated: --
Recorded: September 25, 1972
Auditor's No: 774444
Purpose: Sewer
Area Affected:

Lots 12 and 13, Block 8, Unrecorded Plat of Superior Addition to the Town of Concrete.

Lots 8 and 9, Block 9, Unrecorded Plat of Superior Addition to the Town of Concrete, Division No. 1.

Lot 14, Block 9, Unrecorded Plat of Superior Addition to the Town of Concrete, Division No. 1.



200503310132
Skagit County Auditor

Order No: 84093

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Town of Concrete
Dated: --
Recorded: September 25, 1972
Auditor's No: 774445
Purpose: Sewer
Area Affected: Lot 7, Block 9, Unrecorded Plat of Superior Addition
to the Town of Concrete, Div. No. 1

E. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Lonestar's Addition
Recorded: April 28, 1994
Auditor's No.: 9404280139

Said matters include but are not limited to the following:

1. Know all men by these presents that the Lone Star Northwest, Inc., a Washington corporation, owners in the fee simple or contract purchaser and mortgage holder or lien holder, of the land hereby platted, declares this plat and dedicates to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original, reasonable grading of all such streets and avenues shown hereon.
2. An easement is hereby reserved for and granted to City of Concrete, Puget Sound Power and Light Company, General Telephone Company of the Northwest, Inc., Cascade Natural Gas Corporation and Summit Cablevision of Washington, Inc., and their respective successors and assigns under and upon the dedicated streets and avenues shown hereon, and other utility easements shown the face of the Plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.
3. Water and sewer service connections are not provided for every lot within this Plat. Lot owners shall be required to contact and coordinate these service connections with the City of Concrete Public Works Department.
4. Lot owners shall be required to obtain an access permit from the City of Concrete for all access locations in both residential and commercial lots.
5. Development of commercial tracts within this Plat shall be subject to the review and approval of the City of Concrete Planning Commission and Council.



200503310132
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6. Sewage Disposal - City of Concrete
7. Water - City of Concrete
8. Mislocated fenceline(s)
9. Greenbelt and storm drainage easement
10. Location of existing creek



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