



200508220075

Skagit County Auditor

8/22/2005 Page

1 of

7 10:40AM

Patrick K. McKenzie
Marsh Mundorf Pratt Sullivan + McKenzie
16504-9th Avenue SE #203
Mill Creek, WA 98012

4504

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Document Title: Statutory Warranty Deed
Reference Number: N/A
Grantor's Name: David J. Frank, a single man (1/2 interest)
Grantee's Name: Nancy M. Apple, a single woman
Legal Description: Tracts 9, 10 & 11, Lonestar's Addition to Concrete; Vol. 15, pg. 163-166
Tax Parcel No. 4628-000-009-0008, 4628-000-010-0009 & 4628-000-011-0000

AUG 19 2005

Amount Paid \$ 921⁷⁰
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

The Grantor, David J. Frank, a single man, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, conveys and warrants to Nancy M. Apple, a single woman, an undivided one-half interest in the following described real estate, situated in the County of Skagit, State of Washington:

Tracts 9, 10 and 11, 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 through M, inclusive of Schedule B-1 of First American Title Insurance Company Policy No. 43068 attached hereto as Exhibit A.

DATED: August 11, 2005.

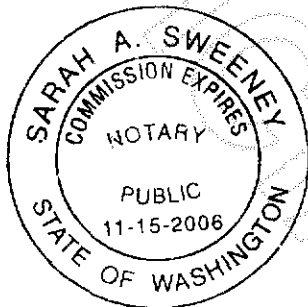



David J. Frank

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that David J. Frank is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

SUBSCRIBED AND SWORN to before me on August 11, 2005.




Sarah A. Sweeney [print name]
Notary Public in and for the State of Washington
Residing at Skagit County
My Commission Expires: 11-15-06

S:\Clients\Frank, Nellie\Probate\Warranty Deed.doc



200508220075
Skagit County Auditor

8/22/2005 Page 2 of 7 10:40AM

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Pacific Northwest Traction Company
Dated: JANUARY 27, 1913
Recorded: JANUARY 28, 1913
Auditor's No.: 94872 (V 91/Pg 151)
Purpose: Transmission lines
Area Affected:

A strip of land 60 feet in width, said strip being a public traveled road and known as Superior Avenue in the Town of Concrete, the centerline of said 60 foot strip lies parallel with and 969 feet West of the East line of the Southeast 1/4 of the Northwest 1/4 of Section 10, and extends from the North to the South line of said Southeast 1/4 of the Northwest 1/4, Section 10.

Also, a strip of land 30 feet in width, said strip lying adjacent to the North line of said Southeast 1/4 of the Northwest 1/4, Section 10 and extending from the East to the West line of said Southeast 1/4 of the Northwest 1/4 of Section 10.

Also, a strip of land 60 feet in width, said strip lying adjacent to the South line of said Northeast 1/4 of the Northeast 1/4 of Section 10.

B. EASEMENT, INCLUDING THE TERMS AND CONDITIONS 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 Millee's Addition to Baker Addition to Concrete, Washington; AND ALSO Southeast 1/4 of the Northwest 1/4 of Section 10, Range 8 East W.M..



200508220075
Skagit County Auditor

Exhibit

SCHEDULE "B-1"

C. EASEMENT, INCLUDING THE TERMS AND CONDITIONS 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.

D. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Town of Concrete
Recorded: SEPTEMBER 25, 1972
Auditor's No.: 774444
Purpose: Sewer purposes
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.

E. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

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



200508220075
Skagit County Auditor

SCHEDULE "B-1"

F. EASEMENT AND CONDITIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Recorded: MARCH 21, 1985
Auditor's No.: 8503210031
Purpose: Right to construct, operate maintain
repair, replace and enlarge one or more
electric transmission and/or distribution
lines over and/or under the right of way;
Location: A right of way 10 feet in width
having 5 feet of such width on
each side of a centerline
described as follows:

Beginning 25 feet West of the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 10, Township 35 North, Range 8 East W.M.; thence South 1 degree 11'30" West, approximately 460 feet, to the Southeast corner of Lot 20, Block 1 of the unfiled Superior Addition to Concrete; thence Southwesterly and Westerly approximately 285 feet along the Northerly boundary of Main Street, said Main Street as it now exists in the City of Concrete, County of Skagit, Washington, to a point hereinafter referred to as Point A and the true point of beginning of this description; thence North approximately 17 degrees West, 150 feet to its terminus; thence return to Point A; thence North approximately 34 degrees West, 325 feet to its terminus.

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200508220075
Skagit County Auditor

SCHEDULE "B-1"

EXCEPTIONS:

G. PROVISIONS SET FORTH IN THE DEDICATION OF SAID PLAT AS FOLLOWS:

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.

H. EASEMENT PROVISIONS SET FORTH ON THE FACE OF SAID PLAT AS FOLLOWS:

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 on 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 owners in the subdivision by the exercise of rights and privileges herein granted.

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200508220075
Skagit County Auditor

SCHEDULE "B-1"

I. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:

- 1.) 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.
- 2.) 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.
- 3.) Development of commercial tracts within this plat shall be subject to the review and approval of the City of Concrete Planning Commission and Council.
- 4.) Sewage Disposal - City of Concrete.
- 5.) Water - City of Concrete.
- 6.) Zoning - Residential and Commercial.

J. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Sanitary Sewer
Affects: Not disclosed of record

K. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Storm Drain and Greenbelt
Affects: 20 foot strip

L. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Power Line
Affects: 10 foot strip

- M. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek hereinafter which may result from such change in the

River/Creek: Unnamed Creek



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