

When recorded return to:
Tesa L. Chieves and Gary E. Chicks
45284 Main Street
Concrete, WA 98237



201005270116

Skagit County Auditor

5/27/2010 Page

1 of

7 2:14PM

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

770 NE Midway Blvd.
Oak Harbor, WA 92877

Order No.: 620010231

STATUTORY WARRANTY DEED

THE GRANTOR(S)

a single man, as his separate estate

Thomas R. Fichter and Sheila M. Fichter, ~~husband and wife~~

a single woman as her separate estate

for and in consideration of One Hundred Fifty Thousand And No/100 Dollars (\$150,000.00)

TESSA

in hand paid, conveys, and warrants to Tessa L. Chieves, an unmarried person and Gary E. Chicks, an unmarried person, each as their separate estate

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

Tract 39, PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE, according to the Plat thereof recorded in Volume 15 of Plats, pages 163 through 166, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): 4628-000-039-0008 P104878

Subject to: Restrictions, reservations and easements of record. See Exhibits "A" and "B", attached hereto and by reference made a part hereof.

Dated: May 22, 2010

Thomas R. Fichter

Thomas R. Fichter

Sheila M. Fichter by Thomas R. Fichter

Sheila M. Fichter

her attorney in fact.

1536
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 27 2010

Amount Paid \$ 2675.00
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

THOMAS R. FITCHER (name of person) is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the ATTORNEY IN FACT (type of authority, e.g., officer, trustee, etc.) of SHEILA M. FITCHER (name of party on behalf of whom instrument was executed) to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May ^{25th MKP} 26, 2010

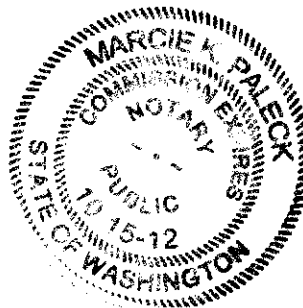
Marcie K. Paleck
Signature

Essex Officer
Title

My appointment expires: October 15 2012

MARCIE K. PALECK

(Seal or Stamp)



STATUTORY WARRANTY DEED
(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that
THOMAS R. FICHTER (name of person) is the person who appeared
before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to
be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 27, 2010

Marcie K. Paleck
Signature

ESCHOW OFFICER
Title

My appointment expires: October 15 2012

MARCIE K. PALECK



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Skagit County Auditor

EXHIBIT "A"

SPECIAL EXCEPTIONS

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: August 4, 1919

Auditor's No.: 134620, records of Skagit County, Washington

In favor of: Great Northern Railway Company, a Minnesota Corporation

For: Railway side street

Affects: That portion of Commercial Tract B which lies between the Northerly right-of-way line of the Great Northern Railway Company and a line drawn parallel with and distant 8 feet Northerly of the centerline of a side tract as now located

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: January 28, 1913

Auditor's No.: 94872, records of Skagit County, Washington

In favor of: Pacific Northwest Traction Company, a corporation

For: Transmission lines

Affects:

A strip of land 60 feet in width extending North and South across the Southeast quarter of the Northwest Quarter of Section 10, Township 35 North, Range 8 East of the Willamette Meridian, 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 Southeast Quarter of the Northwest Quarter of Section 10 and extends from the North to the South line of said Southeast Quarter of the Northwest Quarter of Section 10. Also a strip of land 30 feet in width extending East and West across the Southeast Quarter of the Northwest Quarter of Section 10, Township 35 North, Range 8 East of the Willamette Meridian, said strip lying adjacent to the North line of said Southeast Quarter of the Northwest Quarter of Section 10, and extending from the East to the West line of said Southeast Quarter of the Northwest Quarter of Section 10.

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: October 6, 1917

Auditor's No.: 121455, records of Skagit County, Washington

In favor of: Great Northern Railway Company, a Minnesota corporation

For: Two railway side tracks

Affects: An easement 16 feet wide for each of 2 side tracts in the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 10, Township 35 North, Range 8 East of the Willamette Meridian, at Concrete, Washington being 8 feet wide on each side of the centerline of each track as now located.

Easement, including the terms and conditions thereof, disclosed by instrument;

Recorded: October 19, 1925

Auditor's No.: 188210, records of Skagit County, Washington

In favor of: Great Northern Railway

For: Operation of a spur track railway

Affects: 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 Quarter of the Northwest Quarter of Section 10, Township 35 North, Range 8 East of the Willamette Meridian.

Easement, including the terms and conditions thereof, disclosed by instrument;

Recorded: June 7, 1954

Auditor's No.: 502438, records of Skagit County, Washington

In favor of: Great Northern Railway Company

For: Construction, maintenance and operation of railway tracks

Affects: A strip of land 17 feet wide for each of 2 side tracks in the Southeast Quarter of the Northwest Quarter, and in the Southwest Quarter of the Northeast Quarter of Section 10, Township 35 North, Range 8 East of the Willamette Meridian, being 8.5 feet wide on each side track as now constructed and operated.



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EXHIBIT "A"

(continued)

Easement, including the terms and conditions thereof, disclosed by instrument;

Recorded: September 25, 1972

Auditor's No.: 774444, records of Skagit County, Washington

In favor of: Town of Concrete

For: Sewer purposes

Affects: 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.

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: September 25, 1972

Auditor's No(s): 774445, records of Skagit County, Washington

In favor of: Town of Concrete

For: Sewer purposes

Affects: Lot 7, Block 9, Unrecorded Plat of Superior Addition to the Town of Concrete, Division No. 1

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: March 21, 1985

Auditor's No.: 8503210031, records of Skagit County, Washington

In favor of: Puget Sound Power and Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: 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 Quarter of the Northwest Quarter of Section 10, Township 35 North, Range 8 East of the Willamette Meridian;
Thence South 1°11'30" West, approximately 460 feet to the Southeast corner of Lot 20, Block 1, of the unfilled 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° West, 150 feet to its terminus;
thence return to Point A;
Thence North approximately 34° West, 325 feet to its terminus

Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to City of Concrete, Puget Sound Power & Light Co., General Telephone Co. of the Northwest, Inc., Cascade Natural Gas Corp., 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 owner in the subdivision by the exercise of rights and privileges herein granted.

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills

Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

Notes disclosed on the face of said plat, as follows:

Sewage Disposal – City of Concrete.

Water – City of Concrete.

Zoning – Residential and commercial.



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EXHIBIT "A"

(continued)

Restrictions contained on the face of said plat, but omitting any covenant, condition, or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons.

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.

Lots owners shall be required to obtain an access permit from the City of Concrete for all access locations in both residential and commercial lots.

Development of commercial tracts within this plat shall be subject to the review and approval of the City of Concrete Planning Commission and Council.

Agreement, including the terms and conditions thereof; entered into;
By: Superior Portland Cement Co.
And Between: Puget Sound Power & Light Company
Recorded: March 19, 1957
Auditor's No.: 548778, records of Skagit County, Washington
Providing: As follows:

The cement company reserves and retains and the power company hereby gives and grants to the cement company a right-of-way forever for an aerial tram line wherever necessary in crossing any of the power company lands and the Baker River from its present quarry or any other quarry of the cement company it may hereafter operate, to its plant at Concrete, providing any such tramway will not interfere with the operation or endanger in any way the dam, power house, tram lines and other property of the power company and providing further that it is the intention of the agreement that said tramway shall not be closer to the power company power house, than 300 feet.



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EXHIBIT "B"

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

