



201412310123

Skagit County Auditor

\$75.00

12/31/2014 Page

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4 1:38PM

**When recorded return to:**

Jason Lloyd Wilkinson and Colette Lea Stewart  
45284 Main Street  
Concrete, WA 98237

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620022406

**CHICAGO TITLE**  
**620022406**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Tessa L Chieves and Gary E Chicks, Unmarried, each as their separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Jason Lloyd Wilkinson, An Unmarried Man, and Colette Lea  
Stewart, An Unmarried Woman

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, inclusive, records of Skagit  
County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

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

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: December 19, 2014

Tessa L Chieves

Gary E Chicks

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

20145001

DEC 31 2014

Amount Paid \$ 2319.00  
Skagit Co. Treasurer  
By *mm* Deputy

STATUTORY WARRANTY DEED  
(continued)

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that

Tessa L. Chaves & Gary E. Chicks  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 12/19/14



Name: Kellia A. Mayo  
Notary Public in and for the State of WA  
Residing at: Sedro Woolley WA  
My appointment expires: 6/19/17



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**EXHIBIT "A"**  
**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

2. 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.

3. 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 tracks 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

4. 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.

5. 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"

### Exceptions (continued)

6. 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
7. Easement, including the terms and conditions thereof, disclosed by instrument;  
Recorded: September 25, 1972  
Auditor's No.: 774445, records of Skagit County, Washington  
In favor of: Town of Concrete  
For: Sewer purposes
8. 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 11°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 171° West, 150 feet to its terminus;  
thence return to Point A;  
Thence North approximately 34° West, 325 feet to its terminus
9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE:  
  
Recording No: 9404280139
10. 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.
11. Assessments, if any, levied by City of Concrete.
12. City, county or local improvement district assessments, if any.



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