

When recorded return to:
Jeffrey D. Lewis
45419 Nellie Lane
Concrete, WA 98237



201803230114

Skagit County Auditor

3/23/2018 Page

1 of

\$79.00

6 11:57AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181140

MAR 23 2018

Amount Paid \$ 1785.00

Skagit Co. Treasurer

By

BI

Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033886

CHICAGO TITLE

620033886

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael DePinto and Nieves DePinto, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Jeffrey D. Lewis, an unmarried man

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

Parcel A:

Tract 8, "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.

Together with the following described tract of land:

Beginning at the Northwest corner of Lot 7, Plat of Lonestar Addition to Concrete, as recorded in Volume 15, pages 163, 164, 165 and 166 of plats, records of Skagit County, Washington; thence South 36°35'32" East a distance of 25.39 feet; thence South 88°55'04" East a distance of 50.50 feet; thence North 0°56'45" East to intersect with the North boundary of Lot 7 of said plat, a distance of approximately 20.17 feet; thence North 88°55'04" West a distance of approximately 64.33 feet to the true point of beginning.

Situate in Skagit County, Washington

Parcel B:

A tract of land located in Section 10, Township 36 North, Range 8 East of W.M., more particularly described as follows:

P43709 / P104842

STATUTORY WARRANTY DEED
(continued)

Beginning at iron pipe set as the Northeast corner of the Southeast quarter of the Northwest quarter of Section 10, running thence South 1°11'30" West 275.75 feet; thence North 89°28' West 287.51 feet to corner no. 1 of Tract hereby conveyed; thence South 1°11'30" West 100 feet to corner no. 2 of tract hereby conveyed, thence North 89°28' West 40 feet to corner no. 3 of tract hereby conveyed; thence North 1°11'30" East 100 feet to corner no. 4 of tract hereby conveyed; thence South 89°28' East 40 feet to corner no. 1 of the tract hereby conveyed.

The tract hereby conveyed known as Lot 7 of Block 1, Superior Addition to the Town of Concrete, Division No. 1 (an unrecorded plat).

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

Tax Parcel Number(s): P43709 / 350810-2-020-0001, P104842 / 4628-000-008-0007,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 14, 2018

Michael DePinto
Michael DePinto

Nieves DePinto
Nieves DePinto

State of New York
Queens County of Queens

I certify that I know or have satisfactory evidence that

Michael DePinto & Nieves DePinto
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: March 16, 2018

Debra S. Turner
Name: DEBRA S. TURNER
Notary Public in and for the State of New York
Residing at: 174-01 137th Ave Jamaica, NY 11434
My appointment expires: 8.3.18

Debra S. Turner
Notary Public
State of New York
No. 017U6011220
Qualified in Queens County
Comm. Exp. 08-03-2018

EXHIBIT "A"
Exceptions

1. 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 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
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

EXHIBIT "A"

Exceptions
(continued)

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.
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 17°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,

EXHIBIT "A"

Exceptions (continued)

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

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. Covenants, conditions, easements and restrictions, contained in the following instrument;

Recording Date: July 10, 2002
Recording No.: 200207100153
As follows: "The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot. (To be aggregate to Lot 8, Lonestar Addition to Concrete, Vol. 15, pg. 163 of plats, records of Skagit County, Washington)"

12. Assessments, if any, levied by City of Concrete.

13. City, county or local improvement district assessments, if any.