

When recorded return to:  
Tyler A. Manke and Cassie Manke  
46339 East Main Street  
Concrete, WA 98237



**201906130080**

06/13/2019 03:24 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038476

**CHICAGO TITLE**

020038476

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Lee S. Hoover, as Personal Representative of the Estate of Barbara J. Hoover  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Tyler A. Manke and Cassie Manke, a married couple

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

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

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

LTS 1-4 AND S 10 FT OF W 10 FT OF LT 5, EVERETT'S FIRST ADDITION TO CONCRETE,  
SKAGIT COUNTY, WASH., VOL. 3, PG 76

Tax Parcel Number(s): P70793/ 4060-000-005-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20192314

JUN 13 2019

Amount Paid \$ 4276.11  
Skagit Co. Treasurer  
By *BT* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 12, 2019

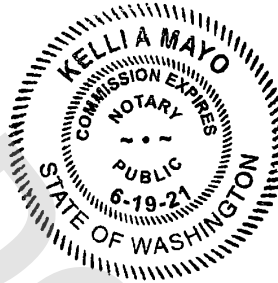
Lee S. Hoover, as Personal Representative of the Estate of Barbara J. Hoover

BY: [Signature]

Lee S. Hoover

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Lee S. Hoover is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as Personal Representative of the Estate of Barbara J. Hoover to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/12/19Name: Kelly A MayoNotary Public in and for the State of WAResiding at: Sedro WoolleyMy appointment expires: 6/19/21

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P70793/ 4060-000-005-0004**

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**PARCEL A**

LOTS 1, 2, 3, 4, EVERETT'S FIRST ADDITION TO CONCRETE, SKAGIT COUNTY WASH., ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 76, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL B**

THE SOUTH 10 FEET OF THE WEST 10 FEET OF LOT 5, EVERETT'S FIRST ADDITION TO CONCRETE, SKAGIT COUNTY WASH., ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 76, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**

## Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Everett's First Addition to Concrete, Skagit County, Wash., recorded in Volume 3 of Plats, Page 76:  
  
Recording No: 72250
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by City of Concrete.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 13, 2019

between Tyler Manke ("Buyer")  
Buyer Buyer  
 and Estate of Barbara Hoover ("Seller")  
Seller Seller  
 concerning 46339 E Main Street Concrete WA 98237 (the "Property")  
Address City State Zip


Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

 05/13/2019  
 Buyer Date

Authenticon  
 05/13/2019  
 Seller Date  
05/13/2019 3:36:30 PM PDT

\_\_\_\_\_  
 Buyer Date

\_\_\_\_\_  
 Seller Date