

When recorded return to:

Michael G. Scott and Erika N. Scott
45259 Main Street
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1957

Jun 04 2020

Amount Paid \$4373.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041783

CHICAGO TITLE

620041783

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bradley Leach, also shown of record as Bradley K Leach, a married man as his separate estate; and Tracee Leach, his spouse

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael Gregory Scott and Erika Nicole Scott, 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.)

LT 37, PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE

Tax Parcel Number(s): P104872 / 4628-000-037-0006

Subject to:

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

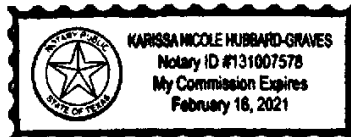
STATUTORY WARRANTY DEED
(continued)

Dated: June 1, 2020

Bradley Leach
Bradley Leach
Tracee Leach
Tracee Leach

State of Texas
County of Waller

I certify that I know or have satisfactory evidence that
Bradley Leach and Tracee Leach
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 6/2/2020

Karissa Nicole Hubbard-Graves
Name: Karissa Nicole Hubbard-Graves
Notary Public in and for the State of Texas
Residing at: 35707 Whit Williams Rd, Pattison, TX 77423
My appointment expires: 2/18/2021

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P104872 / 4628-000-037-0006

LOT 37, PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE, AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 163 THROUGH 166, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**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 "B"**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 1°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 "B"**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. Easement, including the terms and conditions thereof, disclosed by instrument:

Recording Date: October 12, 2006
 Recording No.: 200610120178
 In Favor of: Lot 36
 For: Placement, maintenance and monitoring, construction, reconstruction, repair and upkeep of sewer drainage equipment
 Affects: Southernmost 18 feet of Lot 37, parallel with and adjacent to the South Lot Line of said lot except the Southernmost 6 feet of Lot 37, parallel with and adjacent to the North Lot Line of said lot

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "B"**Exceptions
(continued)**

13. Assessments, if any, levied by City of Concrete.
14. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2020
Tax Account Number: P104872 / 4628-000-037-0006
Levy Code: 0910
Assessed Value-Land: \$51,300.00
Assessed Value-Improvements: \$204,300.00

General and Special Taxes: Billed: \$2,675.75
Paid: \$1,337.91
Unpaid: \$1,337.84

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 April 22, 2020

between Michael G Scott Erika N Scott 04/22/2020 04/22/2020 ("Buyer")
Buyer Buyer

and Bradley Leach Tracee Leach 04/22/2020 04/22/2020 ("Seller")
Seller Seller

concerning 45259 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.

Authentisign
Erika N Scott 04/22/2020
Buyer 4:21:17 PM PDT Date

Authentisign
Brad Leach 04/22/2020
Seller 7:27:15 PM PDT Date

Authentisign
Michael G Scott 04/22/2020
Buyer 4:22:23 PM PDT Date

Authentisign
Tracee Leach 04/22/2020
Seller 7:39:21 PM PDT Date