

**When recorded return to:**  
Shayne Luttrell  
45185 Duffy Street  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-3675  
Sep 15 2020  
Amount Paid \$2445.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620043747

CHICAGO TITLE  
620043747

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Shawn Thompson and Danna Thompson, 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 Shayne Luttrell, an unmarried person

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 10, BLK 2, EVERETT'S SECOND ADDITION TO CONCRETE

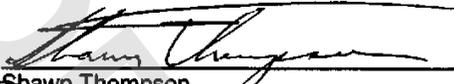
Tax Parcel Number(s): P70820 / 4061-002-010-0002

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 14, 2020

  
Shawn Thompson  
  
Danna Thompson

State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that  
Shawn Thompson and Danna Thompson  
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: 9-10-2020

  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P70820 / 4061-002-010-0002**

LOT 10, BLOCK 2, EVERETT'S SECOND ADDITION TO CONCRETE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 13, 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 Second Addition to Concrete, Skagit County, Wash., recorded in Volume 4 of Plats, Page 13:

Recording No: 99226

2. Reservations contained in deed:

Recording Date: July 15, 2005

Recording No.: 200507150261

Regarding: Skagit County Right to Farm

3. 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 Survey:

Recording No: 201708030012

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

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

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

7. 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: P70820 / 4061-002-010-0002  
Levy Code: 0910  
Assessed Value-Land: \$47,900.00  
Assessed Value-Improvements: \$56,900.00

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

General and Special Taxes: Billed: \$1,100.05  
Paid: \$550.47  
Unpaid: \$549.98

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 July 17, 2020  
between Shayne Luttrell ("Buyer")  
Buyer  
and Shawn Thompson Danna Thompson ("Seller")  
Seller Seller  
concerning 45185 Duffy 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.

Authentication  
Shayne Luttrell 07/17/2020  
Buyer 3:19:25 PM PDT Date

Authentication  
Shawn S Thompson 07/21/2020  
Seller 8:55:21 PM PDT Date

Buyer Date

Authentication  
Danna L Thompson 07/21/2020  
Seller 8:54:16 PM PDT Date