

When recorded return to:

David Elliott Nyberg-Reese and Rachel R. Reese
49487 Concrete Sauk Valley Road
Concrete, WA 98237

STATUTORY WARRANTY DEED GNW 20-7268

THE GRANTOR(S) Steven Crider and Kelly Crider, a married couple, _____,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to David Elliott Nyberg-Reese and Rachel R. Reese, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lots 12 & 13, SKAGIT RIVER COLONY

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P69464

Dated: 10/2/2020


Steven Crider


Kelly Crider

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4036

Oct 02 2020

Amount Paid \$7445.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7268-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Steven Crider and Kelly Crider is the person who appeared before me, and said person acknowledged that ~~he/she~~ signed this instrument and acknowledged it to be ~~his/her~~ free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 2 day of October, 2020

Doug Clark

Signature

Notary Public

Title

My appointment expires: 12-15-21

Notary Public
State of Washington
Doug Clark
Commission No. 196611
Commission Expires 12-15-2021

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 49487 Concrete Sauk Valley Road, Concrete, WA 98237
Tax Parcel Number(s): P69464

Property Description:

Lots 12 and 13, SKAGIT RIVER COLONY, according to the plat thereof, recorded in Volume 8 of Plats, pages 65 and 66, records of Skagit County, Washington.

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EXHIBIT B

20-7268-KH

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Skagit River Colony

Recorded: March 31, 1964

Auditor's No.: 648520

10. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

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River/Creek: Skagit River

11. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state.

(Affects all of the premises subject to such submergence.)

12. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: October 16, 1948

Recorded: October 20, 1948

Auditor's No.: 424060

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

13. Critical Areas site plan, including terms and conditions thereof:

Recording Date: January 1, 1999

Recording No.: 9905030088

14. Waiver and Covenant not to sue Skagit County and Adjacent to Natural Resource Land Property Owners:

Recording Date: July 8, 1999

Recording No.: 9907080011

15. Title Notification regarding proximity to Natural resource lands:

Recording Date: July 8, 1999

Recording No.: 9907080012

16. Lot of Record Certification

Recording Date: January 25, 2007

Recording No.: 200701250136

17. Title Notification—Special Flood Hazard Area

Recording Date: February 13, 2007

Recording No.: 200702130072