

**POOR ORIGINAL**

**When recorded return to:**  
Jared Laramore and Shelby Laramore  
45351 Main St  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4832

Nov 13 2020

Amount Paid \$4365.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

**CHICAGO TITLE COMPANY**

620044732

Escrow No.: 245431652

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Elisa Shafa, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Jared M. Laramore and Shelby M. Ferguson, a married couple

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

**For APN/Parcel ID(s): P104858 / 4628-000-024-0003**

LOT 24, PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 163 THROUGH 165, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

LT 24, PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE

Tax Parcel Number(s): P104858 / 4628-000-024-0003

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 4, 2020

Elisa Shafa

Elisa Shafa

State of **Ohio**  
County of **Fairfield**

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

Dated: 11/11/2020  
Name: Esther RosaNotary Public in and for the State of OhioResiding at: 12113 Milnor Rd, Pickerington, OH 43147My appointment expires: 10/16/2022**Completed via Remote Online Notarization using 2way Audio/Video technology**ESTHER ROSA  
Notary Public  
State of Ohio  
My Comm. Expires  
October 16, 2022

**SPECIAL EXCEPTIONS:**

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Superior Portland Cement Co.  
Purpose: Puget Sound Power & Light Company  
Recording Date: March 19, 1957  
Recording No: 548778, records of Skagit County, Washington

Affects: 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.

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 Plat of Lonestar's Addition to the City of Concrete, recorded in Volume 15 of Plats, Pages 163 through 166:

Recording No: 9404280139

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."

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