

When recorded return to:

Tami Hull  
45239 Ross Alley  
Concrete, WA 98237

**STATUTORY WARRANTY DEED** GNW 20-8224

THE GRANTOR(S) Denise M. Fox, as her separate estate, 45239 Ross Alley, Concrete, WA 98237,

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

in hand paid, conveys, and warrants to Tami Hull, as her separate estate

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

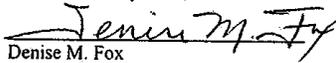
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1: Lot 1, Block 3 Everett's 2nd Add'n to Concrete

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): P70826

Dated: 12/17/2020

  
Denise M. Fox

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-5444  
Dec 21 2020  
Amount Paid \$3709.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Denise M. Fox 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: 17<sup>th</sup> day of December, 2020

  
Signature

Escrow Assistant  
Title

My appointment expires: 10-13-2024



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 45239 Ross Alley, Concrete, WA 98237  
Tax Parcel Number(s): P70826

**Property Description:**

Lot 1 in Block 3 of "EVERETT'S SECOND ADDITION TO THE TOWN OF CONCRETE", according to the Plat recorded in Volume 4 of Plats, page 13, records of Skagit County, Washington;

ALSO TOGETHER WITH that portion of vacated Reitze Street lying between the North line of said Lot 1 of Block 3 extended East and the South line of said Lot 1 of Block 3 extended East, which reverts to said premises by operation of law.

**EXHIBIT B**

20-8224-KH

1. 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: Evcrett's Second Addition to Concrete

Recorded: November 10, 1913

Volume 4 of Plats, Page 13

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Denise Fox Survey recorded May 20, 2019 as Auditor's File No. 201905200040.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".