

When recorded return to:

Allen G. Jackson and Karel N. O'Neil  
45371 Limestone Street  
Concrete, WA 98237

GNW 21-12251

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Barbara T. Donovan, as her separate estate, PO Box 352, Concrete, WA 98237,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Allen G. Jackson and Karel N. O'Neil, husband and wife

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:

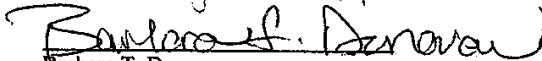
10-35-8E W.M. ;Ptn of the NE NW (aka E 1/2 of Lots 1-5, Block 3, Melville's Superior Add'n to Concrete)

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): P43648

Dated:

August 17, 2021

  
Barbara T. Donovan

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3879

Aug 23 2021

Amount Paid \$5381.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-12251-KH

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

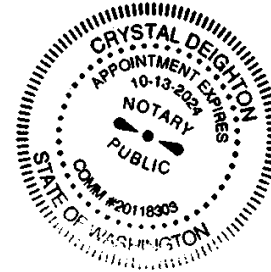
I certify that I know or have satisfactory evidence that Barbara T. Donovan is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 17 day of August, 2021

Crystal Deighton  
Signature

Notary Assistant  
Title

My appointment expires: 10-13-2024



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 45371 Limestone Street, Concrete, WA 98237  
Tax Parcel Number(s): P43648

**Property Description:**

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 599.5 FEET EAST AND 30 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION;  
THENCE NORTH A DISTANCE OF 200 FEET;  
THENCE EAST A DISTANCE OF 50 FEET;  
THENCE SOUTH A DISTANCE OF 200 FEET;  
THENCE WEST A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING,

(BEING KNOWN AS THE EAST 1/2 OF LOTS 1, 2, 3, 4 AND 5, BLOCK 3, MELVILLE'S SUPERIOR ADDITION TO CONCRETE, AN UNRECORDED PLAT.)

TOGETHER WITH THAT PORTION OF VACATED BERGER STREET ADJOINING, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

Situate in the Town of Concrete, County of Skagit, State of Washington

**EXHIBIT B**

21-12251-KH

1. Easement and provisions contained therein, affecting a portion of subject property, as created or disclosed by instrument for the purpose of electric transmission and/or distribution line, in favor of Superior Portland Cement Company, recorded May 17, 1907 as Auditor's File No. 63116.
2. Easement and provisions contained therein, affecting a portion of subject property, as created or disclosed by instrument for the purpose of right of way 10 feet wide to lay, maintain and keep in repair of main line pipe, in favor of Superior Portland Cement Company, recorded April 1, 1957 as Auditor's File No. 549317. Said instrument replaces/supersedes the instrument recorded under Auditor's File No. 36865.