

When recorded return to:

Gabriel Wilder
45271 Main Street
Concrete, WA 98237

GNW 21-12407

STATUTORY WARRANTY DEED

THE GRANTOR(S) James E. Allen and Danielle Allen, a married couple, 20892 Travis Lane, Burlington, WA 98233,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Gabriel Wilder, a single man

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 36, Lonestar's Addition 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): P104871

Dated: 8-20-21

James E Allen
James E. Allen

Danielle Allen
Danielle Allen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3954

Aug 26 2021

Amount Paid \$2085.00
Skagit County Treasurer
By Lena Thompson Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

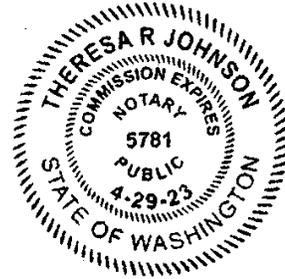
I certify that I know or have satisfactory evidence that James E Allen and Danielle Allen is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 20th day of August, 2021

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 45271 Main Street, Concrete, WA 98237
Tax Parcel Number(s): P104871

Property Description:

Lot 36, "PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE," according to the plat thereof, recorded in Volume 15 of Plats, pages 163 through 166, records of Skagit County Washington.

Situate in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-12407-TJ

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EXHIBIT B

21-12407-TJ

1. 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 Plat of Lonestar's Addition to the City of Concrete recorded April 19, 1994 as Auditor's File No. 9404280139.
2. Easement, affecting a portion of subject property for the purpose of sewer drainage including terms and provisions thereof granted to D. B. Johnson Construction, Inc. recorded October 12, 2006 as Auditor's File No. 200610120178