

When recorded return to:
Tuesday L Chapman
44961 Concrete Road
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620051456

Escrow No.: 245450350

STATUTORY WARRANTY DEED

THE GRANTOR(S) Danielle Felix, an unmarried person

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 Tuesday L Chapman, an unmarried person

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

LOT 11, BLOCK 3, "C. W. GRIEST'S PLAT OF GRASMERE", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 94, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE VACATED NORTH 30 FEET OF PINE STREET ADJACENT THERETO AS VACATED BY TOWN OF CONCRETE ORDINANCE 359 INSTRUMENT RECORDED APRIL 8, 1993, UNDER AUDITOR'S FILE NO. 9304080017, RECORDS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax P70976 / 4066-003-011-0004
Parcel
Number
(s):

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


Affidavit No. 20221873

May 06 2022

Amount Paid \$4565.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 28, 2022




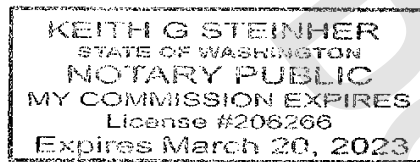
Danielle Felix

State of WASHINGTON
County of SKAGIT

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

Dated: MAY 4, 2022


Name: Keith G. Steinhilber
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 3-20-23



STATUTORY WARRANTY DEED

(continued)

Subject to:

.1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of C.W. Griest's Plat of Grasmere:
Recording No.: Volume 3, Page 94

2. Ordinance 359 regarding street vacation and easements and the terms and conditions thereof:
Recording Date: April 8, 1993
Recording No.: 9304080017

3. 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."

STATUTORY WARRANTY DEED
(continued)

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.