

When recorded return to:
Mark Langmas
45419 Nellie Lane
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20225049

Dec 30 2022

Amount Paid \$4645.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620053344

Escrow No.: 620053344

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey D. Lewis, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Mark Langmas, an unmarried person

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

PARCEL A: TRACT "8", "PLAT OF LONESTAR'S ADDN TO THE CITY OF CONCRETE"

PARCEL B: PTN. NW, 10-36-8E, W.M. AKA LT 7, BLK 1, SUPERIOR ADDN TO THE TOWN OF
CONCRETE, DIV NO. 1

Tax Parcel Number(s): P104842 / 4628-000-008-0007, P43709 / 350810-2-020-0001

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: December 19, 2022



Jeffrey D. LewisState of WashingtonCounty of SkagitThis record was acknowledged before me on December 20th, 2022 by Jeffrey D. Lewis.

(Signature of notary public)Notary Public in and for the State of Washington
My appointment expires: 03-15-2025

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P104842 / 4628-000-008-0007 and P43709 / 350810-2-020-0001

PARCEL A:

TRACT 8, "PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 163, 164, 165 AND 166, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE NORTHWEST CORNER OF LOT 7, PLAT OF LONESTAR ADDITION TO CONCRETE, AS RECORDED IN VOLUME 15, PAGES 163, 164, 165 AND 166 OF PLATS, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH 36°35'32" EAST A DISTANCE OF 25.39 FEET;
THENCE SOUTH 88°55'04" EAST A DISTANCE OF 50.50 FEET;
THENCE NORTH 0°56'45" EAST TO INTERSECT WITH THE NORTH BOUNDARY OF LOT 7 OF SAID PLAT, A DISTANCE OF APPROXIMATELY 20.17 FEET;
THENCE NORTH 88°55'04" WEST A DISTANCE OF APPROXIMATELY 64.33 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

A TRACT OF LAND LOCATED IN SECTION 10, TOWNSHIP 36 NORTH, RANGE 8 EAST OF W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT IRON PIPE SET AS THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, RUNNING
THENCE SOUTH 1°11'30" WEST 275.75 FEET;
THENCE NORTH 89°28' WEST 287.51 FEET TO CORNER NO. 1 OF TRACT HEREBY CONVEYED;

THENCE SOUTH 1°11'30" WEST 100 FEET TO CORNER NO. 2 OF TRACT HEREBY CONVEYED,
THENCE NORTH 89°28' WEST 40 FEET TO CORNER NO. 3 OF TRACT HEREBY CONVEYED;
THENCE NORTH 1°11'30" EAST 100 FEET TO CORNER NO. 4 OF TRACT HEREBY CONVEYED;
THENCE SOUTH 89°28' EAST 40 FEET TO CORNER NO. 1 OF THE TRACT HEREBY CONVEYED.

THE TRACT HEREBY CONVEYED KNOWN AS LOT 7 OF BLOCK 1, SUPERIOR ADDITION TO THE TOWN OF CONCRETE, DIVISION NO. 1 (AN UNRECORDED PLAT).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

In favor of:	Great Northern Railway Company, a Minnesota Corporation
Purpose:	Railway side street
Recording Date:	August 4, 1919
Recording No.:	134620
Affects:	That portion of Commercial Tract B which lies between the Northerly right-of-way line of the Great Northern Railway Company and a line drawn parallel with and distant 8 feet Northerly of the centerline of a side tract as now located
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Pacific Northwest Traction Company, a corporation
Purpose:	Transmission lines
Recording Date:	January 28, 1913
Recording No.:	94872
Affects:	Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Great Northern Railway Company, a Minnesota corporation
Purpose:	Two railway side tracks
Recording Date:	October 6, 1917
Recording No.:	121455
Affects:	Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Great Northern Railway
Purpose:	Operation of a spur track railway
Recording Date:	October 19, 1925
Recording No.:	188210
Affects:	Portion of said premises
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Great Northern Railway Company
Purpose:	Construction, maintenance and operation of railway tracks
Recording Date:	June 7, 1954
Recording No.:	502438
Affects:	Portion of said premises

EXHIBIT "B"Exceptions
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Town of Concrete
Purpose: Sewer purposes
Recording Date: September 25, 1972
Recording No.: 774444
Affects: Portion of said premises
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Town of Concrete
Purpose: Sewer purposes
Recording Date: September 25, 1972
Recording No.: 774445
Affects: Portion of said premises
8. Agreement and the terms and conditions thereof:
- Executed by: Superior Portland Cement Co. and Puget Sound Power & Light Company
Recording Date: March 19, 1957
Recording No.: 548778
9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 21, 1985
Recording No.: 8503210031
Affects: Portion of said premises
10. 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 Superior Addition to the Town of Concrete, Division No. 1.
11. 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

EXHIBIT "B"**Exceptions
(continued)**

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 Lonestar's Addition to the City of Concrete:

Recording No: 9404280139

12. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: July 10, 2002
Recording No.: 200207100153

13. Skagit County Right-to-Manage Natural Resource Lands Disclosure and the terms and conditions thereof:

Recording Date: March 23, 2018
Recording No.: 201803230113

14. 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 Survey:

Recording No: 202106100140

15. 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,

EXHIBIT "B"Exceptions
(continued)

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."

16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
17. Assessments, if any, levied by City of Concrete.
18. City, county or local improvement district assessments, if any.



Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 12/09/22
between Mark Langmas ("Buyer")
Buyer
and Jeffery D Lewis ("Seller")
Seller
concerning 45419 Nellie Lane Concrete WA 98237 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication
Mark Langmas 12/09/22
Buyer Date

Authentication
Jeffery D Lewis 10/27/2022
Seller Date

Buyer Date

Seller Date