



202406120074

06/12/2024 02:35 PM Pages: 1 of 8 Fees: \$310.50  
Skagit County Auditor

Return Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Document Title:

Warranty Deed

Reference Number (if applicable):

Grantor(s):

additional grantor names on page \_\_\_\_

- 1) School District #102 / Concrete School District No. 102
- 2) Concrete School District No 11. / Concrete School District #11

Grantee(s):

additional grantor names on page \_\_\_\_

- 1) Town of Concrete
- 2) \_\_\_\_\_

Abbreviated Legal Description:

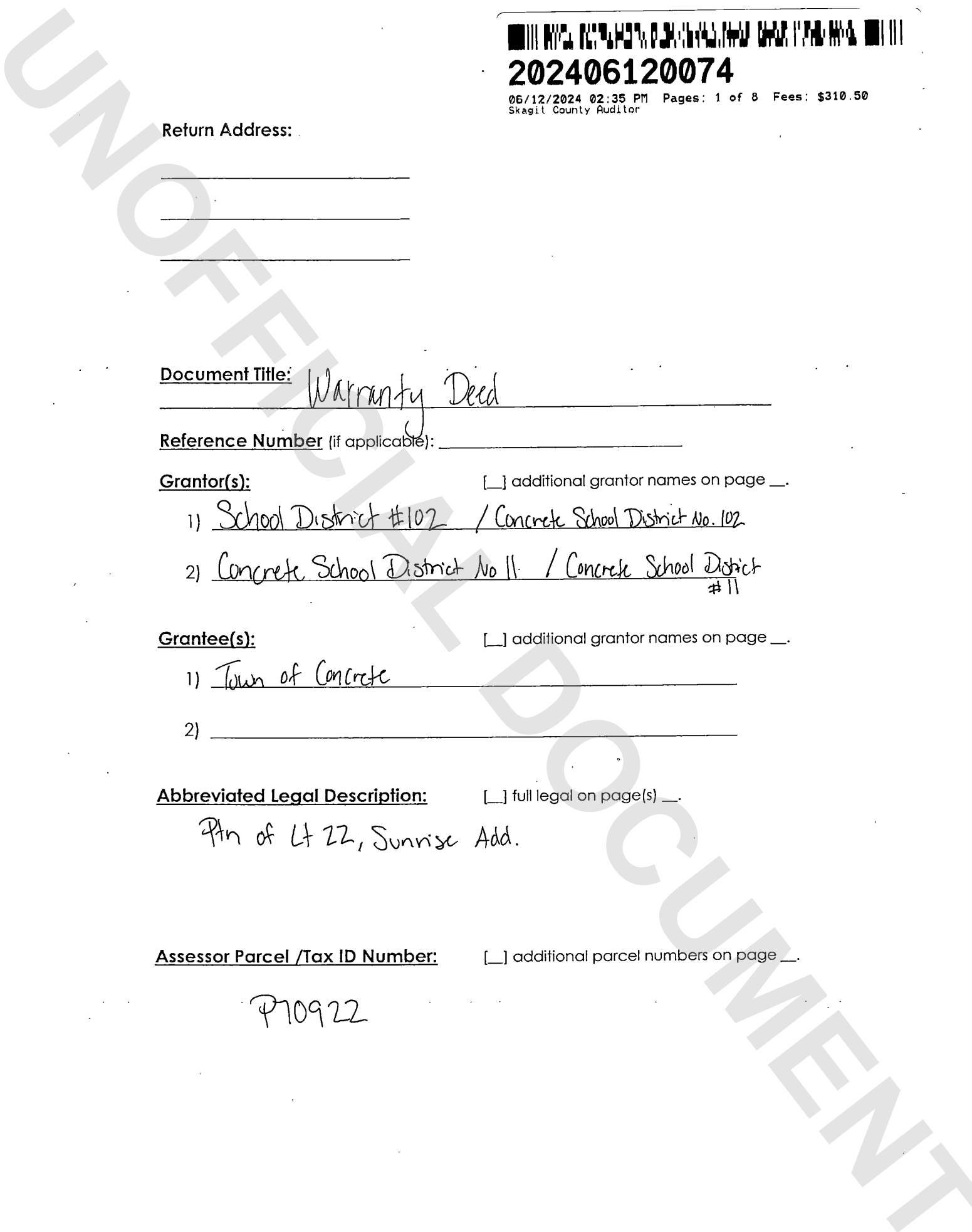
full legal on page(s) \_\_\_\_

Pln of Lt 22, Sunrise Add.

Assessor Parcel /Tax ID Number:

additional parcel numbers on page \_\_\_\_

P70922



After recording return document to:

Town of Concrete  
PO Box 39  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20240944  
JUN 12 2024

Amount Paid \$0  
Skagit Co. Treasurer  
By  Deputy

**Document Title: Warranty Deed**

**Reference Number of Related Document: N/A**

**Grantor: School District #102, Skagit County, Wash., a Washington municipal corporation, also appearing of record as Concrete School District No. 11, a Municipal Corporation and Concrete School District No. 102**

**Grantee: Town of Concrete**

**Legal Description: PTN of: PTN. LT 22, SUNRISE ADDN**

**Additional Legal Description is on Pages 4 -5 of Document.**

**Assessor's Tax Parcel Number: P70922**

**WARRANTY DEED**

**Town of Concrete – Secondary Access Road**

The Grantor, **School District #102, Skagit County, Wash., a Washington municipal corporation, also appearing of record as Concrete School District No. 11, a Municipal Corporation and Concrete School District No. 102**, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other valuable consideration, hereby conveys and warrants to the **Town of Concrete, a municipal corporation**, Grantee, the following described real property situated in Skagit County, in the State of Washington, under the imminent threat of the Grantee's exercise of its rights of Eminent Domain:

**For legal description and additional conditions  
See Exhibit A and Exhibit B attached hereto and made a part hereof.**

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set over to the remainder of the herein described Parcel "A" the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

**WARRANTY DEED**

It is understood and agreed that delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the **Town of Concrete** unless and until accepted and approved hereon in writing for the **Town of Concrete**, by its authorized agent.

**Concrete School District No. 11**

Date: May 30, 2024

By: *Carrie Lehnore*

Its: Interim Superintendent

Accepted and Approved

Town of Concrete

By: *Marla Reed*  
Marla Reed  
Mayor

Date: 6/10/24

ATTEST:

By: *Andrea Fichter*  
Andrea Fichter  
Town Clerk Treasurer

APPROVED AS TO FORM ONLY:

By: *David L. Day*  
David Day  
Town Attorney

Date: 6/10/24

Date: 6-12-24

WARRANTY DEED

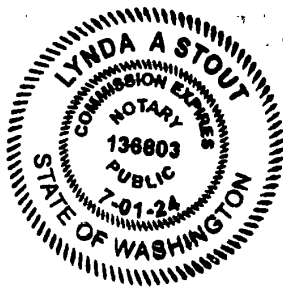
STATE OF WASHINGTON )

County of Skagit ) : ss

On this 30<sup>th</sup> day of May, 2024 before me personally appeared Carrie Cickmore and Laura Schmidt to me known to be the duly executed qualified and acting (President and Secretary) (if a first class district) (Chairman and Clerk) (if a second or third class district) of the Board of Directors of School District No. 11 of Skagit County, Washington, that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said School District for the uses and purposes therein mentioned and each on oath stated that he was authorized to execute said instrument by resolution of the Board of Directors of said School District and that the seal affixed is the official seal of said School District.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)



Lynda A Stout

Notary Public in and for the State of Washington, residing at Concrete, WA

My commission expires 07-01-24

**WARRANTY DEED**

**EXHIBIT A**

**PARCEL P70922**

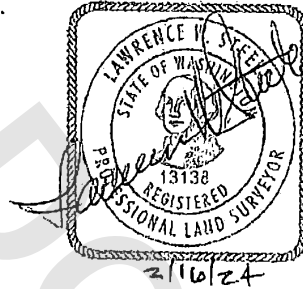
A PORTION OF LOT 22, PLAT OF SUNRISE ADDITION AS PER PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID LOT 22;  
THENCE SOUTH 01°27'39" WEST ALONG SAID WEST MARGIN OF RONALD STREET FOR A DISTANCE OF 140.37 FEET TO THE NORTH MARGIN OF AIRPORT WAY;  
THENCE NORTH 88°34'19" WEST ALONG SAID NORTH MARGIN, FOR A DISTANCE OF 19.79 FEET;  
THENCE NORTH 00°40'02" WEST FOR A DISTANCE OF 140.41 FEET;  
THENCE SOUTH 88°42'41" EAST FOR A DISTANCE OF 25.00 FEET TO THE WEST MARGIN OF RONALD STREET AND TO THE **POINT OF BEGINNING**.

CONTAINING 3,143 SQUARE FEET

SITUATE IN SKAGIT COUNTY, WASHINGTON.

Grantor's Initials



WARRANTY DEED

EXHIBIT B

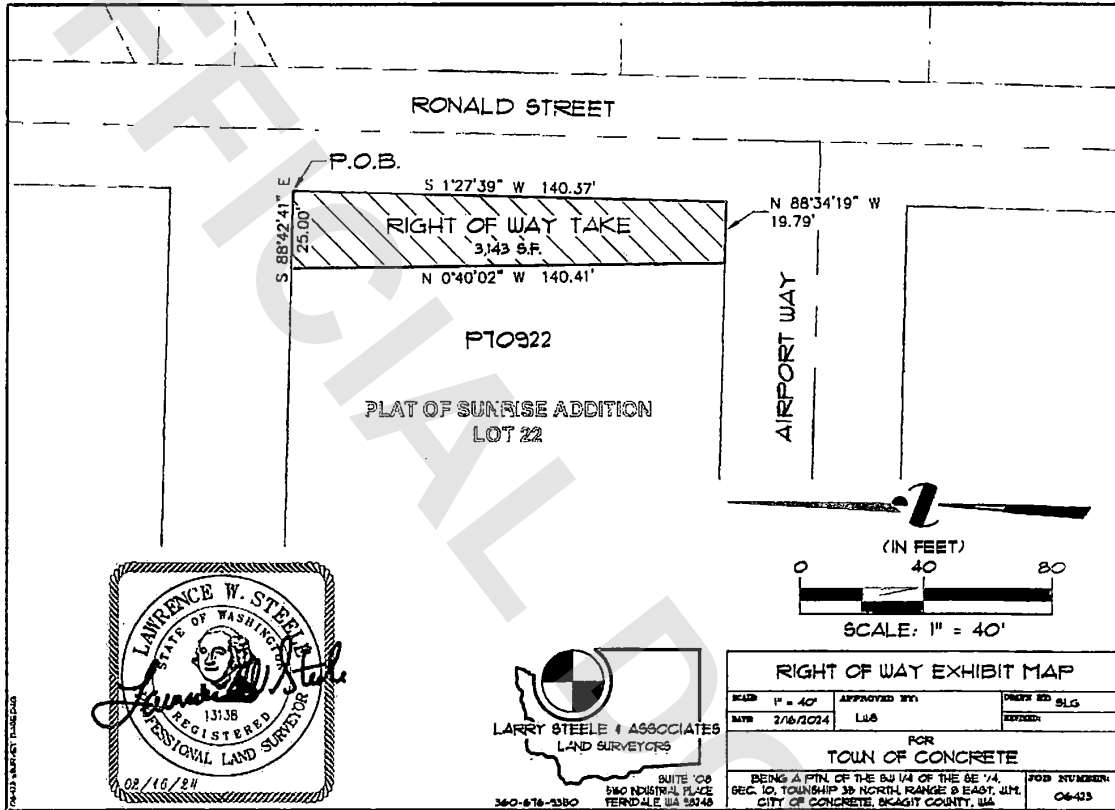


Exhibit C

**RESOLUTION OF THE  
BOARD OF DIRECTORS OF  
CONCRETE SCHOOL DISTRICT**

**RESOLUTION NO. 1477**

WHEREAS, the Town of Concrete (the "Town") intends to construct road improvements to Ronald Street as part of a road widening project (the "Project") between SR 20 and the Concrete Airport, which project is further described in the correspondence attached as Exhibit A hereto; and

WHEREAS, the Project requires that the Town acquire from Concrete School District ("District") approximately 3,143 square feet of land (the "Land") that is currently undeveloped fronting Ronald Street, which Land is legally described and depicted in Exhibit B hereto; and

WHEREAS, the Town has appraised fair market value of the Land at \$7,900; and

WHEREAS, the Town's appraiser has further identified that the Project will confer upon the District special benefits of \$51,900 as described in Exhibit C hereto, offsetting the loss of the Land to the District; and

WHEREAS, the Town is offering as compensation to the District the sum of \$500 ("Compensation") in lieu of condemnation proceedings and the District is willing to accept the Compensation,

NOW, THEREFORE:

BE IT RESOLVED that the Board of Directors authorizes the sale of the Land to the Town in lieu of condemnation as described in Exhibits A, B and C hereto. It is further

RESOLVED that the Board of Directors authorizes the Superintendent to execute all documents necessary and proper, including execution of the Deed identified in Exhibit B hereto and related closing documents, to transfer the Land to the Town as described above.

PASSED this 30th day of May, 2024 and signed in authentication of its passage this 30th day of May, 2024.

BOARD OF DIRECTORS:

Laure Schmidt

Mirko Buz  
Janet Culver  
Paul E. Ryan  
Jessie Hatto  
   
 

ATTEST:

Cambridge  
Secretary to Board of Directors