



202407150107

07/15/2024 03:39 PM Pages: 1 of 15 Fees: \$317.50
Skagit County Auditor

After recording return document to:

Town of Concrete
PO Box 39
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20241348
JUL 15 2024

Amount Paid \$0
By  Deputy

Document Title: Warranty Deed

Reference Number of Related Document: N/A

Grantors: James A. Cook & Terri E. Cook

Grantee: Town of Concrete

Legal Description: PTN of Lots 2, 5, 6, 8, 18 and the North 40 feet of Lot 19, Plat of Sunrise Addition

Additional Legal Description is on Pages 4-15 of Document.

Assessor's Tax Parcel Number: P70880, P70883, P70884, P70886, P70914 & P70915

WARRANTY DEED

Town of Concrete – Secondary Access Road

The Grantors, **James A. Cook & Terri E. Cook, husband and wife**, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other valuable consideration, hereby convey and warrant 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.

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.

WARRANTY DEED

Date: 6-5-24James A. Cook
James A. CookTerri E. Cook
Terri E. Cook

Accepted and Approved

Town of Concrete

By: Marla Reed
Marla Reed
MayorDate: 6/25/24

ATTEST:

By: Andrea Fichter
Andrea Fichter
Town Clerk TreasurerDate: 6/25/24

APPROVED AS TO FORM ONLY:

By: David Day
David Day
Town AttorneyDate: 6/20/24

WARRANTY DEED

STATE OF WASHINGTON)

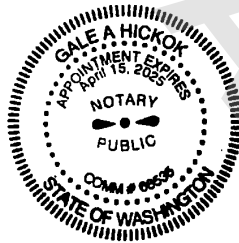
County of Skagit : ss

On this 5th day of June before me personally appeared James Cook and Terri Cook, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

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

(SEAL)

Gale A. Hickok
Notary Public in and for the State of
Washington, residing at Mt. Vernon
My commission expires 4/15/25



WARRANTY DEED

EXHIBIT A - 1

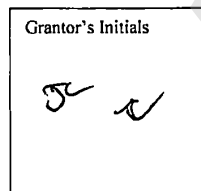
PARCEL P70880

A PORTION OF VACATED PINE STREET AND A PORTION OF LOT 2, 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 2,
THENCE SOUTH 01°32'09" WEST FOR A DISTANCE OF 277.16 FEET;
THENCE NORTH 88°25'41" WEST FOR A DISTANCE OF 13.69 FEET;
THENCE NORTH 01°33'38" EAST FOR A DISTANCE OF 158.00 FEET;
THENCE NORTH 88°38'47" WEST FOR A DISTANCE OF 16.23 FEET;
THENCE NORTH 01°32'07" EAST FOR A DISTANCE OF 119.08 FEET TO THE SOUTH
MARGIN OF DIVISION AVENUE;
THENCE SOUTH 88°41'51" EAST ALONG SAID SOUTH MARGIN, FOR A DISTANCE
OF 29.86 FEET TO THE **POINT OF BEGINNING**.

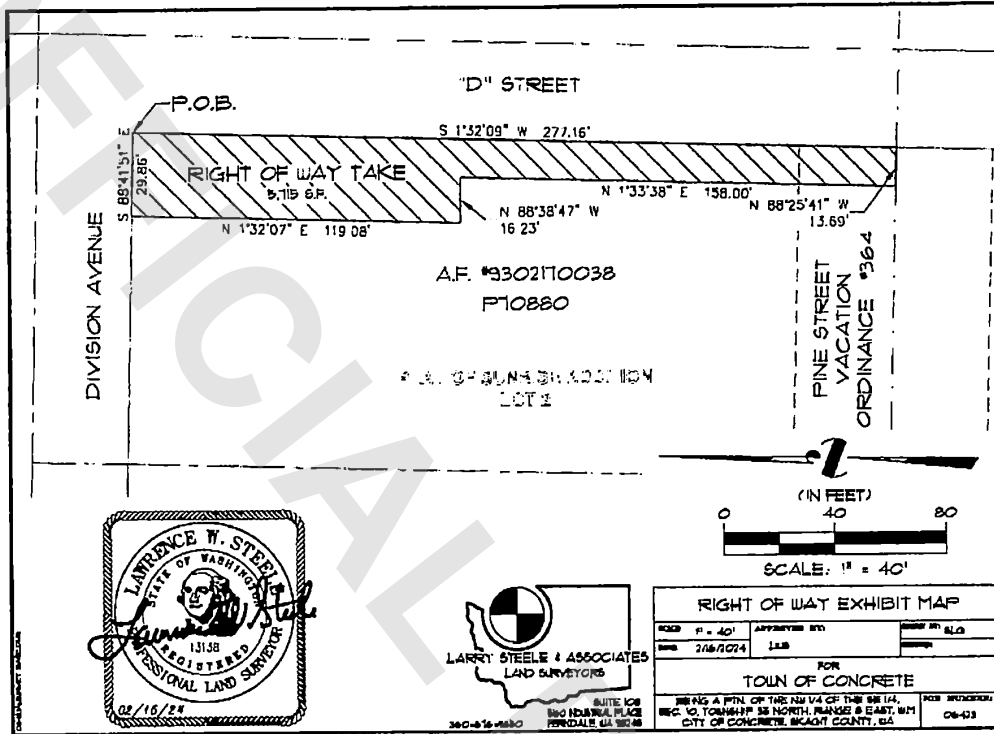
CONTAINING 5,715 SQUARE FEET

SITUATE IN SKAGIT COUNTY, WASHINGTON.



WARRANTY DEED

EXHIBIT B -1



WARRANTY DEED

EXHIBIT A - 2

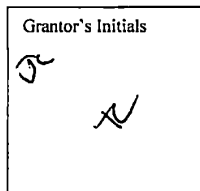
PARCEL P70883

A PORTION OF VACATED PINE AND CEDAR STREETS AND A PORTION OF LOT 5,
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 SOUTHEAST CORNER OF SAID LOT 5,
THENCE SOUTH 01°32'09" WEST FOR A DISTANCE OF 35.00 FEET;
THENCE NORTH 88°26'21" WEST FOR A DISTANCE OF 13.83 FEET;
THENCE NORTH 01°33'39" EAST FOR A DISTANCE OF 314.75 FEET;
THENCE SOUTH 88°25'41" EAST FOR A DISTANCE OF 13.69 FEET TO THE WEST
MARGIN OF "D" STREET;
THENCE SOUTH 01°32'09" WEST ALONG SAID WEST MARGIN OF "D" STREET, FOR
A DISTANCE OF 279.74 FEET TO THE **POINT OF BEGINNING**.

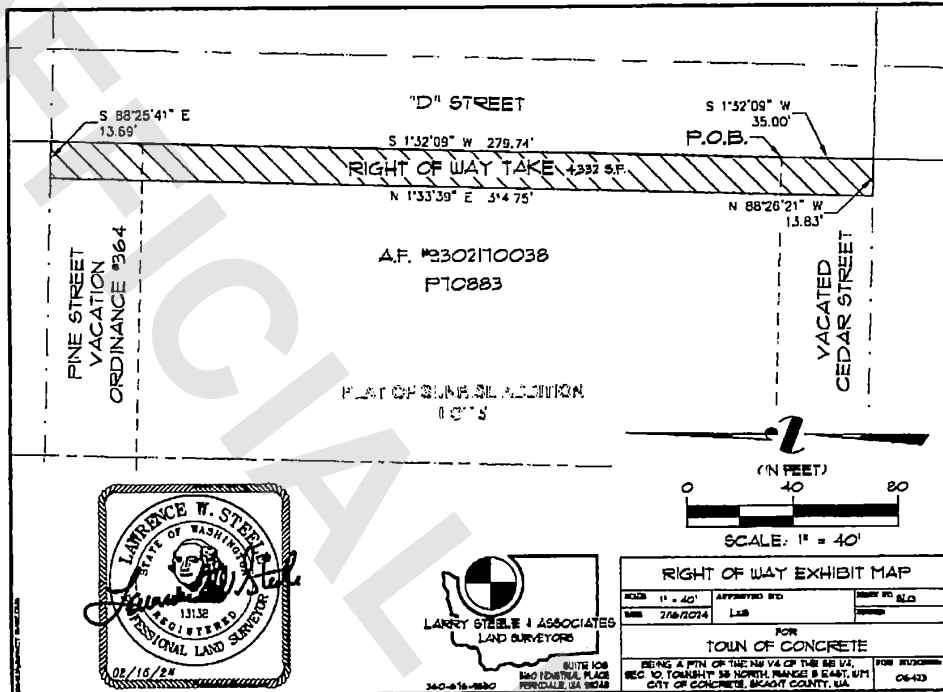
CONTAINING 4,332 SQUARE FEET

SITUATE IN SKAGIT COUNTY, WASHINGTON.



WARRANTY DEED

EXHIBIT B - 2



WARRANTY DEED

EXHIBIT A – 3

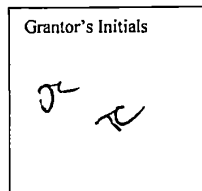
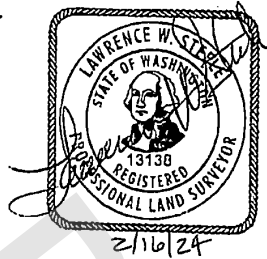
PARCEL P70884

A PORTION OF VACATED CEDAR STREET AND A PORTION OF LOT 6, 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 SOUTHWEST CORNER OF SAID LOT 6,
THENCE NORTH 01°32'09" EAST FOR A DISTANCE OF 51.48 FEET;
THENCE SOUTH 88°27'51" EAST FOR A DISTANCE OF 7.00 FEET;
THENCE SOUTH 01°32'09" WEST FOR A DISTANCE OF 86.49 FEET;
THENCE NORTH 88°26'21" WEST FOR A DISTANCE OF 7.00 FEET TO THE EAST
MARGIN OF "D" STREET;
THENCE NORTH 01°32'09" EAST ALONG SAID WEST MARGIN OF "D" STREET, FOR
A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 605 SQUARE FEET

SITUATE IN SKAGIT COUNTY, WASHINGTON.



WARRANTY DEED

EXHIBIT A – 4

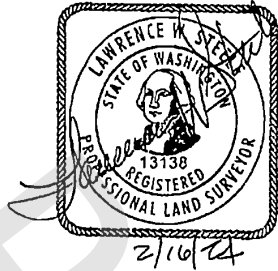
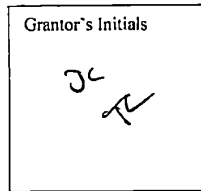
PARCEL P70886

A PORTION OF VACATED CEDAR STREET AND A PORTION OF LOT 8, 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 SOUTHEAST CORNER OF SAID LOT 8,
THENCE NORTH 88°42'43" WEST FOR A DISTANCE OF 13.00 FEET;
THENCE NORTH 03°46'54" EAST FOR A DISTANCE OF 99.78 FEET;
THENCE NORTH 03°13'39" WEST FOR A DISTANCE OF 179.46 FEET;
THENCE NORTH 01°31'49" EAST FOR A DISTANCE OF 85.06 FEET;
THENCE SOUTH 88°26'32" EAST FOR A DISTANCE OF 24.00 FEET TO THE WEST
MARGIN OF "D" STREET;
THENCE SOUTH 01°32'09" WEST ALONG SAID WEST MARGIN OF "D" STREET, FOR
A DISTANCE OF 363.54 FEET TO THE **POINT OF BEGINNING**.

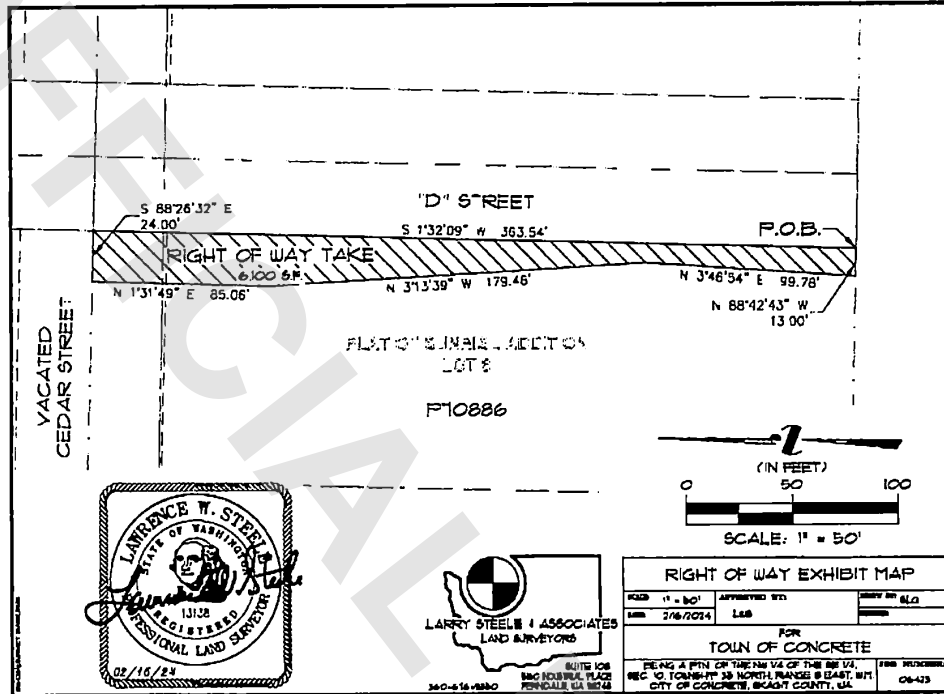
CONTAINING 6,100 SQUARE FEET

SITUATE IN SKAGIT COUNTY, WASHINGTON.



WARRANTY DEED

EXHIBIT B -4



WARRANTY DEED

EXHIBIT A – 5

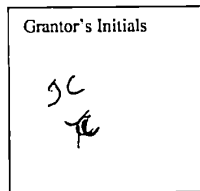
PARCEL P70914

A PORTION OF LOT 18, 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 SOUTHEAST CORNER OF SAID LOT 18,
THENCE NORTH 88°42'43" WEST FOR A DISTANCE OF 85.09 FEET;
THENCE NORTH 01°17'19" EAST FOR A DISTANCE OF 28.91 FEET;
THENCE NORTH 34°27'19" EAST FOR A DISTANCE OF 156.42 FEET TO THE EAST
LINE OF SAID LOT 18;
THENCE SOUTH 01°27'39" WEST ALONG SAID EAST LINE, FOR A DISTANCE OF
159.85 FEET TO THE **POINT OF BEGINNING**.

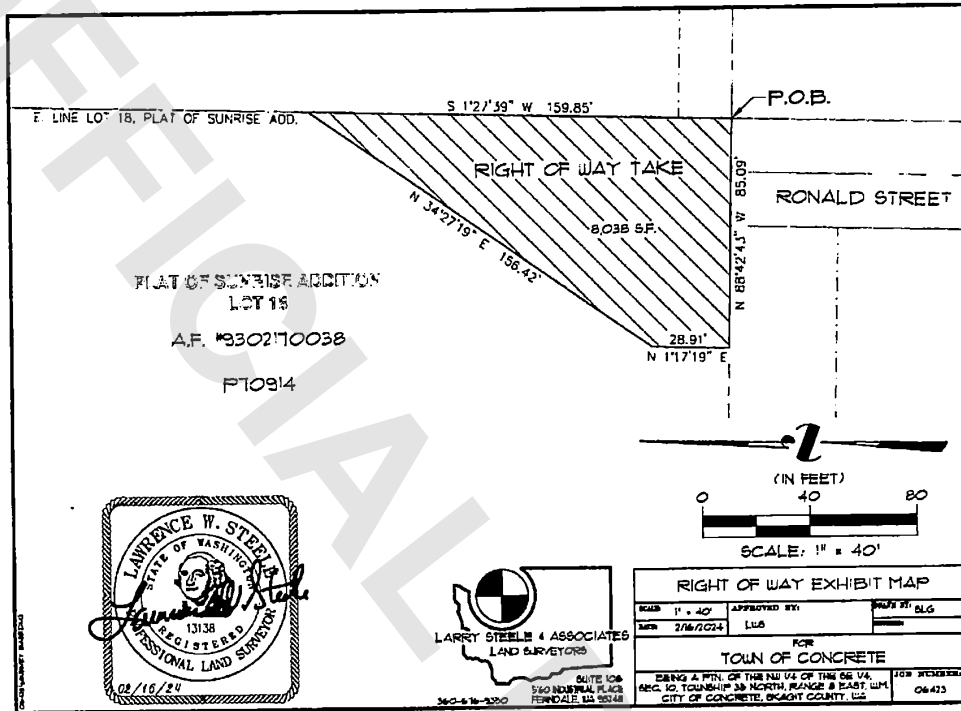
CONTAINING 8,038 SQUARE FEET

SITUATE IN SKAGIT COUNTY, WASHINGTON.



WARRANTY DEED

EXHIBIT B - 5



WARRANTY DEED

EXHIBIT A – 6

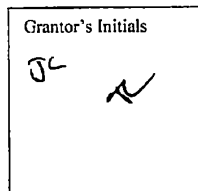
PARCEL P70915

A PORTION THE NORTH 40 FEET OF LOT 19, 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 19;
THENCE SOUTH 01°27'39" WEST FOR A DISTANCE OF 40.00 FEET;
THENCE NORTH 88°42'43" WEST FOR A DISTANCE OF 44.97 FEET;
THENCE NORTH 01°17'19" EAST FOR A DISTANCE OF 40.00 FEET TO THE NORTH LINE OF SAID LOT 19;
THENCE SOUTH 88°42'43" EAST ALONG SAID NORTH LINE, FOR A DISTANCE OF 45.09 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,801 SQUARE FEET

SITUATE IN SKAGIT COUNTY, WASHINGTON.



WARRANTY DEED

EXHIBIT B - 6

