



202408010074

08/01/2024 03:21 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor

After recording return document to:

Town of Concrete
PO Box 39
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024/10/27
AUG 01 2024

Amount Paid \$ ~~0~~
Skagit Co. Treasurer
By *LT* Deputy

Document Title: Warranty Deed
Reference Number of Related Document: N/A
Grantor: Sea-Mar Community Health Center
Grantee: Town of Concrete
Legal Description: PTN. BLKS 8 & 9, MILLER ADDN TO BAKER
Additional Legal Description is on Pages 4-7 of Document.
Assessor's Tax Parcel Number: P70681 & P70682

WARRANTY DEED


Town of Concrete – Secondary Access Road

The Grantor, **Sea-Mar Community Health Center**, a Washington non-profit corporation, 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.

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**Sea-Mar Community Health Center**Date: 6-25-2024By: ROGELIO RIOJASCHIEF EXECUTIVE OFFICER

Its:

Accepted and Approved

Town of ConcreteBy: Marla Reed
Marla Reed
MayorDate: 7-25-2024

ATTEST:

By: 
Andrea Fichter
Town Clerk TreasurerDate: 7/25/24

APPROVED AS TO FORM ONLY:

By: David C. Day
David Day
Town AttorneyDate: 8-1-24

WARRANTY DEED

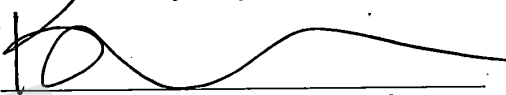
STATE OF WASHINGTON)

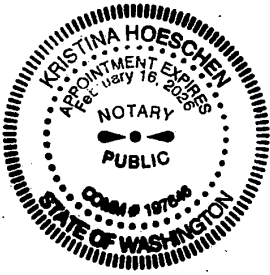
County of KING) : ss

On this 25th day of JUNE before me personally appeared ROBERTO RIOS to me known to be the (President, Secretary, Treasurer) of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that (he/she is) (they are) authorized to execute said instrument.

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

(SEAL)


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

My commission expires 2/16/26

WARRANTY DEED

EXHIBIT A -1

PARCEL P70681

A PORTION OF VACATED MILLER AVENUE AND TRACT 9, "MILLER ADDITION TO BAKER, SKAGIT COUNTY, WASH." AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 74, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 9,
THENCE SOUTH 01°10'18" WEST FOR A DISTANCE OF 70.00 FEET;
THENCE NORTH 88°46'21" WEST FOR A DISTANCE OF 30.26 FEET;
THENCE NORTH 03°55'35" EAST FOR A DISTANCE OF 21.67 FEET;
THENCE NORTH 05°31'03" WEST FOR A DISTANCE OF 50.51 FEET;
THENCE NORTH 12°36'38" EAST FOR A DISTANCE OF 42.10 FEET;
THENCE NORTH 29°56'12" EAST FOR A DISTANCE OF 53.65 FEET;
THENCE NORTH 12°08'48" WEST FOR A DISTANCE OF 42.72 FEET TO THE
SOUTHERLY MARGIN OF STATE ROUTE 20 AND A POINT ON THE ARC OF A CURVE
BEARING SOUTH 34°59'29" EAST, HAVING A RADIUS OF 651.20 FEET; THENCE
NORTHEASTERLY ALONG SAID CURVE AND ALONG THE SOUTHERLY MARGIN OF
SAID STATE ROUTE 20, THROUGH A CENTRAL ANGLE OF 01°09'57" FOR A
DISTANCE OF 13.25 FEET TO THE WEST MARGIN OF "D" STREET;
THENCE SOUTH 01°10'18" WEST ALONG SAID WEST MARGIN, FOR A DISTANCE OF
139.42 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4,470 SQUARE FEET

SITUATE IN SKAGIT COUNTY, WASHINGTON.

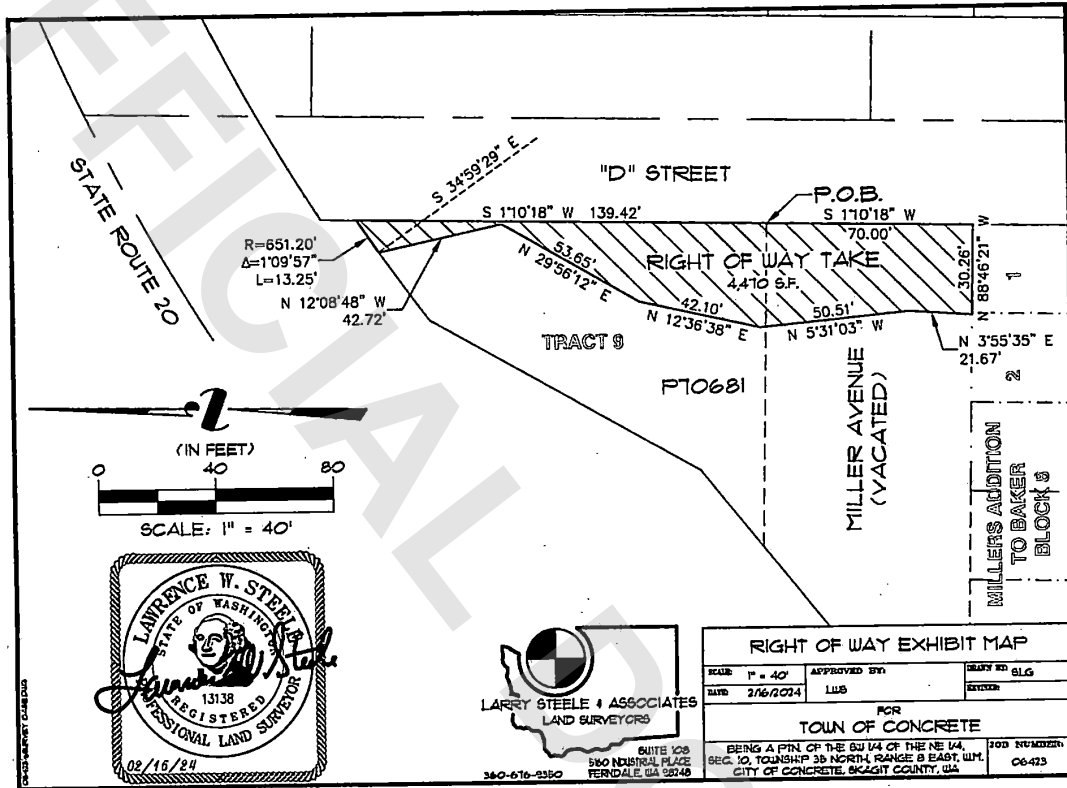
Prepared by Larry Steele & Associates, Inc.
Land Surveyors
5160 Industrial Place, Suite 108
Ferndale, WA 98248



Grantor's Initials

WARRANTY DEED

EXHIBIT B - 1



WARRANTY DEED

EXHIBIT A – 2

PARCEL P70682

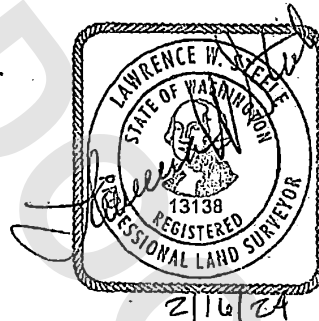
PORTIONS OF LOTS 1, 2, AND 23, AND THE VACATED 20' ALLEY, BLOCK 8,
"MILLER ADDITION TO BAKER, SKAGIT COUNTY, WASH." AS PER PLAT
RECORDED IN VOLUME 3 OF PLATS, PAGE 74, RECORDS OF SKAGIT COUNTY,
WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 8;
THENCE SOUTH 01°10'18" WEST ALONG THE WEST MARGIN OF "D" STREET, FOR A
DISTANCE OF 244.02 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 8 AND
THE NORTH MARGIN OF DIVISION AVENUE;
THENCE NORTH 88°41'52" WEST ALONG SAID DIVISION AVENUE, FOR A
DISTANCE OF 5.16 FEET;
THENCE NORTH 06°59'38" WEST FOR A DISTANCE OF 177.21 FEET;
THENCE NORTH 01°13'39" EAST FOR A DISTANCE OF 68.63 FEET TO THE NORTH
LINE OF SAID LOT 2;
THENCE SOUTH 88°46'21" EAST FOR A DISTANCE OF 30.26 FEET TO THE **POINT OF
BEGINNING.**

CONTAINING 5,191 SQUARE FEET

SITUATE IN SKAGIT COUNTY, WASHINGTON.

Grantor's Initials



WARRANTY DEED

EXHIBIT B – 2

