

After Recording Mail To:
uDeed, LLC – 118003A
1349 Galleria Drive, Suite 100
Henderson, NV 89014-8624

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Affidavit No. 20252842
Date 09/02/2025

COVER PAGE FOR WASHINGTON DEEDS

Type of Document to be Recorded: QUITCLAIM DEED

Grantor: Lawrence S. Howe and Thelma J. Robson, a married couple

Grantor's Mailing Address: 3439 Casco Court, Hacienda Heights, California 91745

Grantee: Lawrence Scott Howe, a married man

Grantee's Mailing Address: 3439 Casco Court, Hacienda Heights, California 91745

Legal Description (abbreviated): PTN OF LT(S) 15, 16, 17 AND 18, "EVERETT'S FIRST ADDN
TO CONCRETE SKAGIT COUNTY, WASH."

Assessor's Property Tax Parcel Account Number(s): P126098 and P70799

Prior Recorded Doc. Ref.: Statutory Warranty Deed: Recorded April 10, 2024, Doc. No.
202404100031

After Recording Mail To:

uDeed, LLC – 118003A
1349 Galleria Drive, Suite 100
Henderson, NV 89014-8624

Assessor's Parcel Number: P126098 and P70799

QUITCLAIM DEED

TITLE OF DOCUMENT

Lawrence S. Howe and Thelma J. Robson, a married couple, the GRANTOR,

Whose current address is 3439 Casco Court, Hacienda Heights, California 91745

FOR and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, conveys and quitclaims to

Lawrence Scott Howe, a married man, the GRANTEE,

Whose current address is 3439 Casco Court, Hacienda Heights, California 91745

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

AND more commonly known as: 46433 East Main Street, Concrete, Washington 98237

Prior Recorded Doc. Ref.: Statutory Warranty Deed: Recorded April 10, 2024, Doc. No. 202404100031

When the context requires, singular nouns and pronouns, include the plural.

Dated January 3, 2025, ^{4th}~~2025~~

Lawrence S. Howe
Lawrence S. Howe

~~Thelma J. Robson~~

STATE OF _____)
COUNTY OF _____) ss

On this day personally appeared before me **Lawrence S. Howe and Thelma J. Robson** to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

NOTARY STAMP/SEAL

Given under my hand and official seal of office
this _____ day of _____, A.D.,
20____.

NOTARY PUBLIC

MY Commission Expires: _____

Residing at: _____

NOTARY ACKNOWLEDGMENT
ATTACHED

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Los Angeles

On 01-03-2025 before me,

Anita Yu Lee

Notary Public

(insert name and title of the officer)

personally appeared Lawrence S. Howe who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

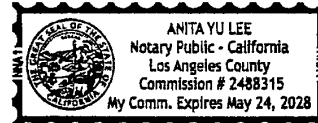
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Dated 02 - 10 - 2025, 2025

Thelma J. Robson
Thelma J. Robson

STATE OF _____)
COUNTY OF _____) ss

On this day personally appeared before me **Thelma J. Robson** to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

NOTARY STAMP/SEAL

Given under my hand and official seal of office
this _____ day of _____, A.D.,
20____.

NOTARY ACKNOWLEDGMENT
ATTACHED

NOTARY PUBLIC

MY Commission Expires: _____

Residing at: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Los Angeles

On 02-10-2025 before me, Anita Yu Lee **Notary Public**
(insert name and title of the officer)

personally appeared Thelma J. Robson
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)

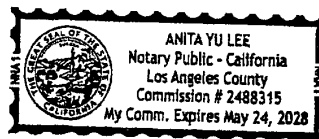


EXHIBIT "A"
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON:

PARCEL "A":

THE NORTHWESTERLY 12 FEET OF THE SOUTHWESTERLY 75 FEET OF LOT 18, "EVERETT'S FIRST ADDITION TO CONCRETE SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 76, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH LOT 18, "EVERETT'S FIRST ADDITION TO CONCRETE SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 76, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE SOUTHWESTERLY 75 FEET THEREOF.

PARCEL "B":

LOT 17, "EVERETT'S FIRST ADDITION TO CONCRETE SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 76, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO, THAT PORTION OF LOTS 15 AND 16, "EVERETT'S FIRST ADDITION TO CONCRETE SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 76, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 39°19' EAST, 143 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 16;

THENCE NORTH 40°35' WEST, 101.93 FEET TO THE WESTERLY SIDE OF SAID LOT 15;

THENCE SOUTH 61°30' EAST, 101.79 FEET TO THE NORTHEAST CORNER OF SAID LOT 16;

THENCE SOUTH 38°19' WEST, 41.5 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
EXCEPTIONS

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 EVERETT'S FIRST ADDITION TO CONCRETE SKAGIT COUNTY, WASHINGTON:

RECORDING NO: 72250

2. RESERVATION OF AN EASEMENT CONTAINED IN DEED THROUGH WHICH TITLE IS CLAIMED TO THAT PORTION OF THE PROPERTY HEREIN DESCRIBED LYING WITHIN LOTS 15 AND 16, DATED JANUARY 23, 1929 AND RECORDED APRIL 22, 1929, IN VOLUME 150 OF DEEDS, PAGE 576, AS FOLLOWS:

"THE SAID GRANTORS EXCEPTING AND RESERVING UNTO THEMSELVES FROM THE SAID PORTION OF SAID LOTS 15 AND 16, SO CONVEYED, THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE REMAINING PORTION OF SAID LOTS 15 AND 16, TO THE PUBLIC STREET IN FRONT OF THE SAID PORTION OF LAND HEREBY CONVEYED."

3. STIPULATION CONTAINED IN AN INSTRUMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF

RECORDING DATE: JUNE 25, 2001
RECORDING NO.: 200106250171

"THE ABOVE DESCRIBED PROPERTY WILL BE COMBINED OR AGGREGATED WITH CONTIGUOUS PROPERTY OWNED TO THE GRANTEE AND LEGALLY DESCRIBED ON EXHIBIT "B" ATTACHED THERETO. THIS BOUNDARY ADJUSTMENT IS NOT FOR THE PURPOSE OF CREATING AN ADDITIONAL BUILDING LOT."

4. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DEED INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF

RECORDING DATE: OCTOBER 26, 2007
RECORDING NO.: 200710260128

"SKAGIT COUNTY HAS ESTABLISHED A POLICY FOR UNINCORPORATED AREAS TO PROTECT AND ENCOURAGE AGRICULTURE AND FORESTRY OPERATIONS. IF YOUR REAL PROPERTY IS LOCATED NEAR AN AGRICULTURE OR FORESTRY OPERATION, YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM SUCH OPERATIONS, INCLUDING BUT NOT LIMITED TO, NOISE, DOORS, FUMES, DUST, FILES AND OTHER ASSOCIATED PESTS, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24-HOUR PERIOD, THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, AND PESTICIDES.

IF CONDUCTED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL LAWS, THESE INCONVENIENCES OR DISCOMFORTS ARE HEREBY DEEMED NOT TO CONSTITUTE A NUISANCE AS PROVIDED IN CHAPTER 7.48 RCW FOR PURPOSES OF THE SKAGIT COUNTY CODE AND SHALL NOT BE SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE.”

SAID DOCUMENT BEING A RERECORD OF THAT INSTRUMENT RECORDED ON MAY 9, 2007 UNDER AUDITOR'S FILE NO. 200705090078.

5. RESERVATIONS AND EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; INDIAN TREATY OR ABORIGINAL RIGHTS.
6. CITY, COUNTY OR LOCAL IMPROVEMENT DISTRICT ASSESSMENTS, IF ANY.
7. ASSESSMENTS, IF ANY, LEVIED BY CONCRETE.
8. CITY, COUNTY OR LOCAL IMPROVEMENT DISTRICT ASSESSMENTS, IF ANY.
9. 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.”