

When recorded return to:
Vicki Wammack
New Creation Renovations LLC
PO Box 983
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253369

Oct 15 2025

Amount Paid \$4005.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
W20060184

Escrow No.: 620060184

STATUTORY WARRANTY DEED

THE GRANTOR(S) Myrna Woodruff, 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 New Creation Renovations LLC

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.)

Ptn. NE NW, 10-35-8E, W.M. aka Ptn Lots 1, 2 and 3, Blk 3, Unrecorded Melville's Superior Addn.

Tax Parcel Number(s): P43647 / 350810-0-029-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 10, 2025

Myrna Woodruff
Myrna Woodruff

State of Washington

County of Skagit

This record was acknowledged before me on October 10, 2025 by Myrna Woodruff.

Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P43647 / 350810-0-029-0006

That portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 10, Township 35 North, Range 8 East, W.M., described as follows:

Beginning at a point 549.5 feet East and 30 feet North of the Southwest corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence North 100 feet;
thence East 50 feet;
thence South 100 feet;
thence West 50 feet to the point of beginning

(Being known as the West $\frac{1}{2}$ of Lots 1 and 2 of the West $\frac{1}{2}$ of the South $\frac{1}{2}$ of Lot 3, Block 3, Melville's Superior Addition to Concrete, according to the unrecorded plat thereof).

TOGETHER WITH the East 10 feet of Seidel Street as vacated in Town of Concrete Ordinance #235.

Situate in the Town of Concrete, County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

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

Granted to:	Superior Portland Cement Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	July 17, 1907
Recording No.:	63116

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Superior Portland Cement Company
Purpose:	Pipeline
Recording Date:	September 4, 1907
Recording No.:	63865

3. Public or private easements, if any, over vacated portion of said premises.

4. 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."

5. Assessments, if any, levied by Concrete.

6. City, county or local improvement district assessments, if any.

7. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.