

202511070063

11/07/2025 01:12 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Frank Blunt and Shelly Welborn
7430 N Everett Avenue
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253654
Nov 07 2025
Amount Paid \$8850.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620059016

CHICAGO TITLE
620059016

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rachel Richter and Matthew McClellan, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Frank Blunt and Shelly Welborn, a married couple

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.)

POR OF S 1/2 OF NW 1/4, SEC 11, TWN 35N, RNG 8E

Tax Parcel Number(s): P43766 / 350811-0-022-0002

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 11/4/2025

[Signature]
Rachel Richter

[Signature]
Matthew McClellan

State of Washington

County of SKagit

This record was acknowledged before me on November 4, 2025 by Rachel Richter and Matthew McClellan.

[Signature]
(Signature of notary public)

Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

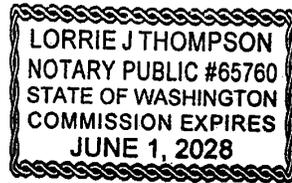


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P43766 / 350811-0-022-0002

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST BOUNDARY OF EVERETT AVENUE, WHICH POINT
IS 70.5 FEET NORTHERLY OF THE NORTHEAST CORNER OF LOT 1, BLOCK 3, PLAT OF
CEMENT CITY, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 47,
RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 77° 34' WEST 191 FEET;

THENCE NORTH 34° 44' EAST 170.81 FEET TO THE SOUTH BOUNDARY OF THE GREAT
NORTHERN RAILWAY RIGHT OF WAY;

THENCE EASTERLY ALONG SAID SOUTH BOUNDARY OF SAID RIGHT OF WAY TO THE POINT
WHERE SAID RIGHT OF WAY INTERSECTS THE WEST BOUNDARY OF EVERETT AVENUE;

THENCE SOUTHERLY ALONG SAID WEST BOUNDARY OF EVERETT AVENUE TO THE POINT
OF BEGINNING;

EXCEPT THAT PORTION, IF ANY LYING WITHIN THAT CERTAIN TRACT CONVEYED TO PUGET
SOUND POWER & LIGHT COMPANY, A CORPORATION, BY DEED DATED MARCH 15, 1925 AND
RECORDED MAY 1, 1925, UNDER RECORDING NO. 183294.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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."

2. Assessments, if any, levied by the City of Concrete.
3. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 12, 2025
between Frank Blunt Buyer Shelly Welborn Buyer ("Buyer")
and Matthew McClellan Seller Rachel Richter Seller ("Seller")
concerning 7430 N Everett Ave Address Concrete City WA 98237 State Zip (the "Property")

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication
Frank Blunt 08/12/2025
Buyer Date

Authentication
Matthew McClellan 08/13/25
Seller Date

Authentication
Shelly Welborn 08/12/2025
Buyer Date

Authentication
Rachel Richter 08/13/25
Seller Date