

When recorded return to:

Justin B. Chapman
45332 Limestone Street
Concrete, WA 98237

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 20254082

Dec 19 2025

Amount Paid \$6997.00
Skagit County Treasurer
By Cain Cress Deputy

Filed for record at the request of:



425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620059673

CHICAGO TITLE
620059673

STATUTORY WARRANTY DEED

THE GRANTOR(S) Samish River Construction LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Justin B. Chapman, an unmarried person and Kelsey Sletvik, an
unmarried person

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.)

LT 15, PLAT OF LONESTAR'S ADDN TO THE CITY OF CONCRETE

Tax Parcel Number(s): P104849 / 4628-000-015-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 12/05/2025

Samish River Construction LLC

BY: Nicole Petersen
Nicole Petersen
Member

State of Washington
County of Skagit

This record was acknowledged before me on 12/15/2025 by Nicole Petersen and
~~Nicole Petersen~~ as Member and ~~Samish River Construction LLC~~ respectively, of Samish River
Construction LLC.

Heather Donley
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 11-4-2028

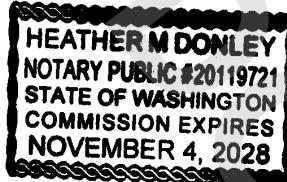


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P104849 / 4628-000-015-0004

LOT 15, PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE, AS PER PLAT
RECORDED IN VOLUME 15 OF PLATS, PAGES 162 THROUGH 166, INCLUSIVE, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

In favor of: Town of Concrete
Purpose: Sewer purposes
Recording Date: September 25, 1972
Recording No.: 774444
Recording No.: 774445
Affects: Portion of said premises

2. 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 Lonestar's Addition to the City of Concrete:

Recording No: 9404280139

3. 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."

4. Assessments, if any, levied by Concrete.
5. City, county or local improvement district assessments, if any.