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SEATTLE CITY ATTORNEY

When recorded return to:	SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX
The City of Seattle	Affidavit No. 2020-1809
PO Box 34023	May 27 2020
Seattle, WA 98104	Amount Paid \$2085.00
	Skagit County Treasurer
	By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 19-3939

THE GRANTOR(S) Timothy T. K. Chen and Theresa M. Chen, Trustees of the Chen Living Trust dated July 3, 2015, 129 Pendleton Way, No. 128, Washougal, WA 98671,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to City of Seattle, a municipal corporation of the State of Washington

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:

Ptn. Gov. Lot 2, Section 28 & Ptn. Gov. Lot 2, Section 29, all in Township 35 North, Range 9 (aka Lot 1, SP 525-83)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P44878.

Dated: May 18, 2020

Chen Living Trust

By: Timothy T.K. Chen
Timothy T.K. Chen, Trustee

By: Theresa M. Chen
Theresa M. Chen, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT *Clark*

I certify that I know or have satisfactory evidence that Timothy T.K. Chen and Theresa M. Chen, Trustees of Chen Living Trust is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: *18th* day of May, 2020

[Handwritten Signature]

Signature

Notary Public

Title

My appointment expires: *09/14/2022*



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 50050 Concrete Sauk Valley Road, Concrete, WA 98237
Tax Parcel Number(s): P44878

Property Description:

Lot 1 of Skagit County Short Plat No. 525-83, entitled "Bullard Park", approved April 6, 1983, and recorded April 22, 1983, in Volume 6 of Short Plats, page 57, under Auditor's File No. 8304220002, records of Skagit County, Washington; being a portion of Government Lot 2, Section 28, and the East Half of Government Lot 2, Section 29, all in Township 35 North, Range 9 East of the Wilamette Meridian.

Situated in Skagit County, Washington.

EXHIBIT B
19-3939-KH

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 525-83, "Bullard Park" recorded April 22, 1983 as Auditor's File No. 8304220002.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

2. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the Skagit River, or its banks, or which may result from such change in the future.

3. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

4. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Skagit River.