



201912200044

12/20/2019 10:47 AM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor

When recorded return to:

City of Seattle, a Municipal Corporation of the State of Washington
PO Box 34023
Seattle, WA 98124

STATUTORY WARRANTY DEED

19-1361

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Fredrick L. Judd and Terri L. Judd, husband and wife, 1310 Fruitdale Road, Sedro-Woolley,
WA 98284,

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: SEC 14, TWN 35 N, RNG 7 E; Ptn S 1/2 - SW 1/4 (aka Lots A, B & C,
SP # 32-72)

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): P42573 & 350713-0-021-0002 & P102250 & 350713-0-021-0101 & P102251 & 350713-0-
021-0200

Dated: 12-13-2019

Fredrick L. Judd

Terri L. Judd

2019-5479
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 20 2019

Amount Paid \$ 3,298.00
Skagit Co. Treasurer
By Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Fredrick L. Judd and Terri L. Judd 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: 17th day of December, 2019

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021



EXHIBIT A
LEGAL DESCRIPTION

Property Address: NHN South Skagit Highway, Concrete, WA 98237
Tax Parcel Number(s): P42573 & 350713-0-021-0002 & P102250 & 350713-0-021-0101 & P102251 & 350713-0-021-0200

Property Description:

Lots A, B and C of Short Plat No. 32-72, as approved on May 17, 1972, also known as Lots A, B and C of Record of Survey, recorded on June 3, 1994 as Auditor's File No. 9406030068, records of Skagit County, Washington; being a portion of the South half of the Southwest quarter of Section 13, Township 35 North, Range 7 East of W.M.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1361-KH

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EXHIBIT B

19-1361-KH

1. EASEMENT AND PROVISIONS THEREIN:

Grantee:
Puget Sound Power and Light Company
Recorded:
October 3, 1956
Auditor's No.:
542374
Purpose:
Electric transmission and/or distribution line, together with necessary appurtenances

2. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John A. Johnson and Cora M. Johnson, husband and wife
Recorded:
April 13, 1971
Auditor's No.
751023
Purpose:
A right of easement over and across an existing road
Area Affected:
East 50 feet of said premises, or over and across any improvement of said existing road

3. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:
Freeman G. Macomber and Doris C. Macomber, husband and wife
Recorded:
March 27, 1972
Auditor's No.
765951
Purpose:
Ingress, egress and utility purposes
Area Affected: The Easterly 60 feet of said premises

4. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:
Short Plat 32-72
Approved:
May 17, 1972

5. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:
Freeman Macomber, Doris Macomber and Keith Macomber
And:

Statutory Warranty Deed
LPB 10-05

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Skagit County
Dated:
August 20, 1976
Recorded:
August 20, 1976
Auditor's No.:
841189
Regarding:
Temporary easement and waiver of damages.

6. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded:
November 5, 1982
Auditor's No.:
8211050029
Regarding:
Conditional use permit 12-81 (Revised)

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

7. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded:
October 20, 1992
Auditor's No.:
9210200037
Affects:
Lot C
Regarding:
Alternative Sewage System Installations

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

8. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded:
October 20, 1992
Auditor's No.:
9210200038
Affects:

Lot A
Regarding:
Alternative Sewage System Installations

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

9. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded:
October 20, 1992
Auditor's No.:
9210200039
Affects:
Lot B
Regarding:
Alternative Sewage System Installations

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

10. TERMS AND CONDITIONS OF FINDING OF FACT, ENTRY OF ORDER NO. SHL-92-021:

Recorded:
November 4, 1992
Auditor's No.:
9211040034

11. EASEMENT AND PROVISIONS THEREIN:

Grantee:
Puget Sound Power & Light Company, a Washington Corporation
Dated:
July 23, 1993
Recorded:
July 29, 1993
Auditor's No.:
9307290107
Purpose:
Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

12. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT

PLAT/SURVEY:

Name:
Record of Survey
Recorded:
June 3, 1994
Auditor's No.:
9406030068

13. Terms and Conditions of Judgment filed on January 10, 1977 in Skagit County Superior Court Case No. 33683.

14. 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 River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek:
Pressentin Creek

15. 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.)

16. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.