

When recorded return to:

Christopher David Moomey and Compassion T
Moomey-DeLoach
45501 Main St
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20263135

Sep 23 2026

Amount Paid \$7205.00
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

CHICAGO TITLE
620063146

Escrow No.: 620063146

STATUTORY WARRANTY DEED

THE GRANTOR(S) Third Rock Farm 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 Christopher David Moomey and Compassion T
Moomey-DeLoach, 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.)

PARCEL A: PTN NW 1/4 SEC 10-35-8E, W.M., AKA LT 20, BLK 9, UNRECORDED PLAT OF
MELVILLE'S SUPERIOR ADDITION DIV NO. 1 OF CONCRETE

PARCEL B: PTN TRACT 5, PLAT OF LONESTAR'S ADDN TO THE CITY OF CONCRETE

Tax Parcel Number(s): P43707 / 350810-2-018-0005, P106620 / 4628-000-005-0100

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 9/18/2026

Third Rock Farm LLC

BY: Robert BellRobert Bell
MemberBY: Marjorie BellMarjorie Bell
MemberState of WashingtonCounty of SkagitThis record was acknowledged before me on 9-18-26 by Robert Bell and Marjorie Bell as Member and Member, respectively, of Third Rock Farm LLC.Sandra Varnes
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 5/29/27

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P43707 / 350810-2-018-0005 and P106620 / 4628-000-005-0100

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10,
TOWNSHIP 35, RANGE 8 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE SET AS THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF
THE NORTHWEST 1/4;
THENCE SOUTH 1°11'30" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE
NORTHWEST 1/4, A DISTANCE OF 285.75 FEET;
THENCE NORTH 89°28' WEST 25 FEET;
THENCE SOUTH 1°11'30" WEST 98.73 FEET;
THENCE SOUTH 78°11'30" WEST 42.10 FEET TO THE TRUE POINT OF BEGINNING THIS
DESCRIPTION;
THENCE FROM SAID POINT OF BEGINNING RUN SOUTH 1°11'30" WEST 100 FEET;
THENCE SOUTH 78°11'30" WEST 40.92 FEET;
THENCE NORTH 1°11'30" EAST 100 FEET;
THENCE NORTH 78°11'30" EAST TO THE POINT OF BEGINNING
(SAID TRACT BEING SOMETIMES KNOWN AS LOT 19, BLOCK 1 OF THE UNRECORDED PLAT
OF SUPERIOR ADDITION, DIVISION NO. 1 TO CONCRETE)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

TOGETHER WITH:

PARCEL A:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10,
TOWNSHIP 35, RANGE 8 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE SET AS THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF
THE NORTHWEST 1/4;
THENCE SOUTH 1°11'30" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE
NORTHWEST 1/4, 255.75 FEET
THENCE NORTH 89°28' WEST, 25 FEET;
THENCE SOUTH 1°11'30" WEST, 98.73 FEET TO THE TRUE POINT OF BEGINNING;
THENCE FROM SAID POINT OF BEGINNING RUN SOUTH 78°11'30" WEST, 42.10 FEET;
THENCE SOUTH 1°11'30" WEST, 100 FEET;
THENCE NORTH 78°20'30" EAST, 40.92 FEET
THENCE NORTH 1°11'30" EAST, 100.23 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS LOT 20, BLOCK 9 OF THE UNRECORDED PLAT OF MELVILLE'S SUPERIOR
ADDITION, DIVISION NO. 1 TO CONCRETE.)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF TRACT 5 OF "PLAT OF LONESTAR'S ADDITION TO THE CITY OF

EXHIBIT "A"Legal Description
(continued)

CONCRETE", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 163 THROUGH 166, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 5;
THENCE NORTH ALONG THE EAST LINE THEREOF 24.04 FEET;
THENCE WEST TO THE CENTERLINE OF THE EXISTING CREEK;
THENCE SOUTH ALONG SAID CENTERLINE TO THE NORTH LINE OF TRACT 6 OF SAID PLAT;
THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 5 TO THE NORTHEAST CORNER OF THE AFOREMENTIONED TRACT 6;
THENCE NORTH 0°56'45" EAST 8.8 FEET TO A POINT LYING SOUTH 77°56'45" WEST 67.63 FEET FROM THE POINT OF BEGINNING;
THENCE NORTH 77°56'45" EAST 67.63 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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: Volume 15 Page 163

Affects: Parcel B

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
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.

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 18, 2026
between Christopher David Moomey Compassion T Moomey-Deloach ("Buyer")
Buyer Buyer
and Third Rock Farm LLC ("Seller")
Seller Seller
concerning 45501 Main St Concrete WA 98237 (the "Property")
Address City State Zip

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.

Authentisign
Christopher David Moomey 08/19/2026
Buyer Date
Authentisign
Compassion T Moomey-Deloach 08/19/2026
Buyer Date

Authentisign
Marjorie Bell 08/10/2026
Seller Date
Authentisign
Robert Bell 08/10/2026
Seller Date