

When Recorded Return to:

Gem Jake Tartaglia  
PO Box 1230  
La Conner, WA 98257



200604120138

Skagit County Auditor

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## Warranty Deed

#1723  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

**Grantor(s):**

Maria Giovanna Libby

APR 12 2006

**Grantee(s):**

Gem Jake Tartaglia

Amount Paid \$  
Skagit Co. Treasurer  
By [Signature]

**Legal Description (abbreviated):**

Ptn Lot 2, Block 3 "Syndicate Addition to the Town  
of La Conner"

**Assessor's Tax Parcel Number:**

340236-4-052-0011 P20907

**Reference:**

200108020090

For and in consideration of Love and Affection, **Maria Giovanna Libby**, a single woman ("Grantor"), conveys and warrants to **Gem Jake Tartaglia** who is also shown of record as **Melody W. Libby**, a single woman ("Grantee"), the following described real estate, situated in the County of Skagit, State of Washington:

The Southwesterly 80 feet of Lot 2, Block 3 "SYNDICATE ADDITION TO THE TOWN OF LA CONNER", according to the plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington, EXCEPT that portion described as follows:

Beginning at a point in the Northwestern line of said Lot 2, which is 170 feet Southerly from the Northwest corner thereof; thence Southwesterly along said line 80 feet; thence Southeasterly parallel with the Southerly line of Block 3 a distance of 100 feet thence Northeasterly parallel with the Northwestern line of said Block, 80 feet; thence Northwesternly 100 feet to the point of beginning;

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Elliott W. Johnson Inc. P.S.  
711 South First Street  
Mount Vernon, WA 98273  
(360) 336-6502 Fax 336-5616  
Email Elliott@EWJLaw.com

AND EXCEPT that portion conveyed by deed to Melody W. Libby and Felicia Value dated September 3, 1996, and recorded on September 26, 1997, under Skagit County Auditor's File No. 9703260062.

SUBJECT TO local improvement assessments levied by the town of LaConner.

The purpose of this deed is to extinguish the life estate reserved by the Grantor in previous deed dated July 31, 2001 and recorded on August 2, 2001 under Skagit County Auditor's File No. 200108020090.

Dated: April // , 2006.

Gem Jake Tartaglia

Maria Giovanna Libby

By and through her attorney-in-fact,  
Gem Jake Tartaglia, also shown of record as  
Melody W. Libby

State of Washington) }  
County of Skagit } ss.

I certify that I know or have satisfactory evidence that Gem Jake Tartaglia, formerly known as Melody W. Libby, is the person who signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the attorney-in-fact of Maria Giovanna Libby to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 11, 2006



Christina J. Dilley  
Notary Public CHRISTINA J. DILLEY  
My appointment expires: 2-1-2009

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