

When recorded return to:
Philip J. Kuykendall
11365 Western Lane
Sedro Woolley, WA 98284

201812100092
12/10/2018 11:34 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036869

CHICAGO TITLE
620036869

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gem Jake Tartaglia, a married woman as her separate property, who acquired title as Melody W Libby, who are one in the same

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Philip J. Kuykendall, 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.)

Lot(s): PTN LOT 2 Block: 3 SYNDICATE ADD OT TOWN OF LA CONNER Tax/Map ID(s):

Tax Parcel Number(s): P20907 / 340236-4-052-0011,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20185374

DEC 10 2018

Amount Paid \$ 2,408.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: December 4, 2018

Gem Jake Tartaglia
Gem Jake Tartaglia

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Gem Jake Tartaglia is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P20907 / 340236-4-052-0011

The Southwesterly 80 feet of Lot 2, Block 3, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, according to the plat thereof 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 Northwesterly 100 feet to the point of beginning.

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

(Also known as Parcel 2 of Survey recorded under Auditor's File No. 200605300076, records of Skagit County, Washington.)

Situated in Skagit County, Washington

EXHIBIT "B"

Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: May 30, 2006
Recording No.: 200605300076
Matters shown: Encroachments of fences onto the Northwesterly portion of said premises by varying amounts and onto the Northerly portion of said premises by varying amounts. Also encroachment of a shed on to the Northeasterly portion of said premises by approximately 4.7 feet.
2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by City of La Conner.

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 November 14, 2018
between Philip J. Kuykendall ("Buyer")
Buyer
and Gem Tartaglia ("Seller")
Seller
concerning 934 S. 4th Street La Conner WA 98257 (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.

Authenticated
Philip J. Kuykendall 11/14/2018
Buyer 6:09:31 PM PST Date

Buyer Date

Gem Tartaglia 11/16/18
Seller Date
Gem Tartaglia 12/7/18
Seller Date