

**AFTER RECORDING MAIL TO:**

**Heidi Abdallah  
PO Box 787  
Winthrop, WA 98862**

**Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-176443-OE**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-978  
Mar 17 2020  
Amount Paid \$5589.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**Statutory Warranty Deed**

**THE GRANTOR PHILIP J. KUYKENDALL, a married person, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to HEIDI ADBALLAH, a married person, as her separate property the following described real estate, situated in the County of Skagit, State of Washington**

Abbreviated Legal:  
**Ptn Lot 2, Blk 3, Syndicate Add. To La Conner.**


**For Full Legal See Attached Exhibit "A"**

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

**\*\*\* This is NOT the Grantor's primary residence \*\*\***

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited, to those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment, Order No. 01-176443-OE.

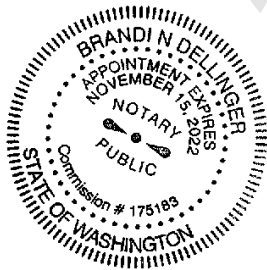
Dated March 16, 2020

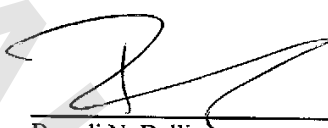
  
Phillip J. Kuykendall

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Phillip J. Kuykendall** is the person(s) who appeared before me, and said person(s) acknowledged that **he** signed this instrument and acknowledge it to be **his** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 17, 2020



  
Brandi N. Dellinger  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment Nov. 15, 2022

## EXHIBIT A

The Southwesterly 80 feet of Lot 2, Block 3, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per 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 Northwesterly 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 Northwesterly 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.)

Situate in the Town of La Conner, County of Skagit, State of Washington.