

When recorded return to:

Kylee M. Fortygin and Kirill A. Fortygin
502 Rainier Street
La Conner, WA 98257

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051335

CHICAGO TITLE
620051335

STATUTORY WARRANTY DEED

THE GRANTOR(S) Karl Micka-Foos and Brittany J. Micka-Foos, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kylee M. Fortygin and Kirill A. Fortygin, 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.)

PTN OF LT(S) 15 AND 16, BLK 15, "MAP OF SYNDICATE ADDN TO THE TOWN OF
LACONNER" AKA PARCEL "B", LOT REVISION SVY

Tax Parcel Number(s): P124165 / 4128-015-016-0200

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221779

Apr 29 2022

Amount Paid \$10319.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 20, 2022

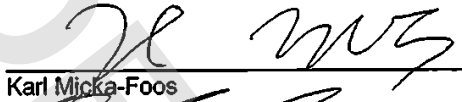
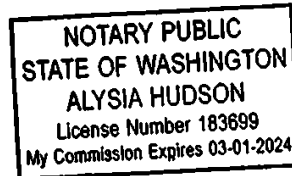

Karl Micka-Foos
Brittany J. Micka-FoosState of Washington
County of SkaagitThis record was acknowledged before me on April 26, 2022 by Karl Micka-Foos and Brittany J. Micka-Foos.
(Signature of notary public)Notary Public in and for the State of Washington
Residing at: Arlington
My commission expires: 03-01-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124165 / 4128-015-016-0200

THE NORTHERLY ½ OF LOTS 15 AND 16, AS MEASURED ALONG THE EAST AND WEST LOT LINES THEREOF, BLOCK 15, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LACONNER, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE WEST 25 FEET OF LOT 16, RESERVED FOR STREET.

(ALSO KNOWN AS PARCEL "B" OF LOT REVISION SURVEY FILED JANUARY 6, 2006, UNDER AUDITOR'S FILE NO. 200601060121).

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 Map of Syndicate Addition to the Town of LaConner:

Recording No: Volume 2 Page 109

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

Recording Date: January 6, 2006
Recording No.: 200601060121
Matters shown: Fence

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by La Conner.
6. City, county or local improvement district assessments, if any.