

WHEN RECORDED RETURN TO:

Kathleen A. Tomich and Todd C. Tomich
313 Center Street
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20222976
Jul 20 2022
Amount Paid \$38805.00
Skagit County Treasurer
By Lena Thompson Deputy

STG-47664

Escrow Number: 01348-47664

GNW 22-15605

Filed for Record at Request of: *Premier Title of Island County*

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Nelle A. Jacobson, an unmarried person and as Surviving Spouse of Richard L. Jacobson, deceased.** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Kathleen A. Tomich and Todd C. Tomich, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

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.

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. Lots 11-15, Block 281, & Lots 14-15, Block 282, MAP OF FIDALGO CITY

Tax Parcel Number(s): 4106-282-900-0208 and P73415

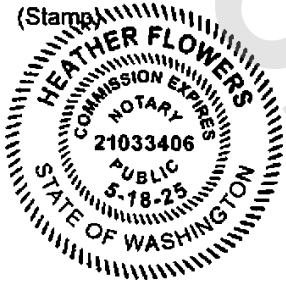
Dated: July 13, 2022

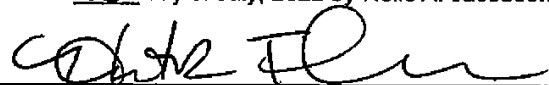


Nelle A. Jacobson

State of Washington
County of Island

This record was acknowledged before me on 13 day of July, 2022 by Nelle A. Jacobson.





Printed name: Heather Flowers
Notary Public
My commission expires: 05/18/2025

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel A (Jacobson Lot 1) of Survey and Boundary Line Adjustment recorded December 8, 2000, under Auditor's File No.

200012080150, records of Skagit County, Washington, and being further described as follows:

Lots 12 through 15, inclusive, Block 281, and Lots 14 and 15, inclusive, Block 282, "MAP OF FIDALGO CITY, SKAGIT

CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County,

Washington, TOGETHER WITH that portion of vacated alley in Block 281 adjacent to said Lots 12 through 15, inclusive,

and that portion of vacated Lexington Avenue adjacent to and lying between Lots 14 and 15, inclusive, in Block 282,

AND TOGETHER WITH that portion of vacated Grand Avenue (excluding the County Road 50 feet in width) which upon

vacation reverted to the ownership of Lots 14 and 15 in said Block 281 by operation of law,

AND ALSO TOGETHER WITH the North 1/2 of vacated Cullum Street adjoining the South line of Blocks 281 and 282 and

lying between the County Road and the second class tidelands.

ALSO unplatted lands East of Lots 14 and 15 in Block 282 and second class tidelands abutting said unplatted lands and

abutting the vacated North 35 feet of Cullum Street.

AND TOGETHER WITH that portion of Lot 11, Block 281, "MAP OF FIDALGO CITY, SKAGIT COUNTY, WASHINGTON",

as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, described as

follows:

Commencing at the Southeast corner of said Lot 11;

thence along the South line of said Lot 11, North 89°32'29" West, 16.79 feet to the POINT OF BEGINNING;

thence North 9°21'42" East, 6.54 feet;

thence North 80°49'36" West, 44.49 feet;

thence South 9°21'42" West, 13.44 feet;

thence along the South line of said Lot 11, South 89°32'29" East, 45.54 feet to the POINT OF BEGINNING