

When recorded return to:
Kinsey Jarvis and Tessa Jarvis
10712 Samish Island Rd
Bow, WA 98232

CHICAGO TITLE

620053139

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053139

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224870

Dec 13 2022

Amount Paid \$7365.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Erin N. Fulton

THE GRANTOR(S) ~~Erin N. Fulton~~ and Matthew Strong as Personal Representative, respectively, of Estate of David B. Strong.

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kinsey Jarvis and Tessa Jarvis, 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. G.L. 3, 27-36-2E, W.M.

Tax Parcel Number(s): P47240 / 360227-0-041-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 5, 2022

Estate of David B. Strong

BY: Erin Fulton
Erin N. Fulton
Personal Representative

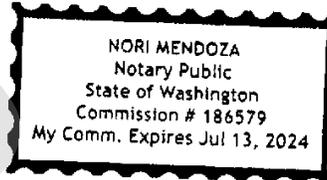
BY: _____
Matthew Strong
Personal Representative

State of WASHINGTON

County of YAKIMA

This record was acknowledged before me on December 12, 2022 by Erin N. Fulton and ~~Matthew Strong as~~ Personal Representative and ~~Personal Representative, respectively,~~ of Estate of David B. Strong.

Nori Mendoza
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: JULY 13, 2024



STATUTORY WARRANTY DEED
(continued)

Dated: December 5, 2022

Estate of David B. Strong

BY: _____
Erin N. Fulton
Personal Representative

[Signature]
BY: _____
Matthew Strong
Personal Representative

State of WA

County of King

This record was acknowledged before me on 12/12/2022 by ^{TNU} ~~Erin N. Fulton and~~
Matthew Strong as Personal Representative ~~and Personal Representative~~, respectively, of Estate of
David B. Strong.

Tatyana N Ulyanchuk

(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 03/27/2023

~~~~~  
TATYANA N ULYANCHUK  
Notary Public  
State of Washington  
Commission # 206043  
My Comm. Expires Mar 27, 2023  
~~~~~

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P47240 / 360227-0-041-0006

THAT PORTION OF GOVERNMENT LOT 3 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 2 OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 12 OF THE MAP OF THE TOWN OF SAMISH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 71, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE WEST A DISTANCE OF 100 FEET;
THENCE NORTH ALONG A LINE THAT IS 100 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 3, TO THE MEANDER LINE;
THENCE SOUTHEASTERLY ALONG SAID MEANDER LINE TO THE EAST LINE OF SAID GOVERNMENT LOT 3;
THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION, IF ANY, NOT LYING WITHIN THE BOUNDARIES OF A TRACT OF LAND CONVEYED TO JOHN WALLBERG BY DEED RECORDED JULY 3, 1947, UNDER AUDITOR'S FILE NO. 406305, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: Ingress, egress and utilities
Filed Date: February 7, 1977
Skagit County Superior Court Cause No.: 36342
Affects: Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: John G. Wallberg
Purpose: Ingress and egress
Recording Date: October 18, 1972
Recording No.: 775590
Affects: Existing private roadway
3. 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 Survey:
Recording No: 9601220084
4. Aerobic Treatment Unit Service Agreement and the terms and conditions thereof:
Recording Date: October 21, 2004
Recording No.: 200410210080
5. Accessory Dwelling Unit and the terms and conditions thereof:
Recording Date: October 21, 2004
Recording No.: 200410210081
6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "B"

Exceptions
(continued)

- thereof; Indian treaty or aboriginal rights.
8. Note: Manufactured Home Title Elimination Application recorded under Recording No. 9311020087 recites that a manufactured (mobile) home is, or is being affixed to the Land.
 9. City, county or local improvement district assessments, if any.
 10. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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 1, 2022
between Kinsey Jarvis Tessa Jarvis ("Buyer")
Buyer Buyer
and Estate of David B Strong Estate of David B Strong ("Seller")
Seller Seller
concerning 4626-4630 Wharf Street Bow WA 98232 (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.

Authentic...
Kinsey Jarvis 11/02/22
Buyer Date

Authentic...
Tessa Jarvis 11/02/22
Buyer Date

Authentic...
Erin Fulton, P.R. for David B Strong Estate 11/02/22
Seller Date

Authentic...
Matthew Strong, P.R. for David B Strong Estate 12/12/22
Seller Date