

202304140116

04/14/2023 09:52 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:
Cynthia L. Elliott
The Cynthia L. Elliott Trust
938 South 4th Street
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236112
Apr 14 2023
Amount Paid \$6037.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053896

CHICAGO TITLE

L20053896

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gem Jake Tartaglia and Felicia Value, 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 Cynthia L. Elliott, Trustee of The Cynthia L. Elliott Trust

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.)

PARCEL 1 SVY REC NO. 200802120063, AKA PTN LT. 2, BLK 3 MAP OF SYNDICATE ADDN TO THE TOWN OF LA CONNER

Tax Parcel Number(s): P20910 / 340236-4-055-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 4/12/23

Gem Jake Tartaglia
Gem Jake Tartaglia

[Signature]
Felicia Value

State of Washington

County of Snohomish

This record was acknowledged before me on April 12 2023 by Felicia Value and Gem Jake Tartaglia.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2023

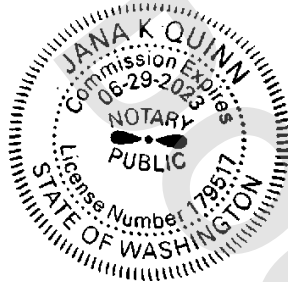


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P20910 / 340236-4-055-0000

PARCEL 1 OF SURVEY RECORDED UNDER 200802120063 AKA THE SOUTHERLY 40 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 210 FEET SOUTHERLY FROM THE NORTHWEST CORNER THEREOF;
THENCE SOUTHWESTERLY ALONG SAID LINE 40 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, 40 FEET; THENCE NORTHWESTERLY 100 FEET TO THE POINT OF BEGINNING. ALSO: THAT PART OF LOT 4, BLOCK 4, "FIRST ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH CORNER OF SAID LOT 4.
THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHERLY LINE OF BLOCK 4, A DISTANCE OF 100.36 FEET TO THE EASTERLY LINE OF SAID BLOCK 4;
THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE A DISTANCE OF 6.99 FEET;
THENCE NORTH 57 DEGREES 40'14" WEST TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 4, 4.81 FEET SOUTHWESTERLY OF THE POINT OF BEGINNING;
THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 4 TO THE POINT OF BEGINNING.

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 First Addition to the Town of La Conner:

Recording No: Volume 1, Page 4

2. 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 Syndicate to the Town of La Conner:

Recording No: Volume 2, Page 109

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: 20060530076

4. 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 Lot Line Adjustment :

Recording No: 200802120063

5. Covenants, conditions and restrictions contained in Deed 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

EXHIBIT "B"Exceptions
(continued)Recording Date: February 12, 2008
Recording No.: 200802120062

6. 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: 201908160091

7. 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."

8. Assessments, if any, levied by La Conner.
9. City, county or local improvement district assessments, if any.