

When recorded return to:

Joseph Mark Marciniak and Nikoletta Tolas Marciniak  
14899 Gibraltar Road  
Anacortes, WA 98221

208980-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20239101  
Dec 20 2023  
Amount Paid \$74142.50  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Matthew A. Mostad, Trustee of The Arvid O. Mostad Marital Trust dated October 25, 2013, as to an undivided 1/2 interest and Michele S. Hardenbergh, Personal Representative for The Estate of Shirlee D. Christensen Mostad, as to an undivided 1/2 interest**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Joseph Mark Marciniak and Nikoletta Tolas Marciniak, a married couple**

the following described real estate, situated in the County of Skagit, State of Washington:

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

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

Lots 13-16, Blk 20; Lots 13-16, Blk 21; Lots 13-16, Blk 27, Townsite of Gibraltar, Sec. 20, T 34 N, Rg 2 E; ptn Gov. Lot 1; TGW EASEMENT, Lot 12/Block 20, Townsite of Gibraltar

Tax Parcel Number(s): 4109-027-016-0007/P73538 & 340217-0-042-0009/P20420 & 4109-027-015-0008/P73537 & 340217-0-041-0000/P20419 & 4109-020-012-0006/P73518 (EASEMENT ONLY)

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 208980-LT.

Dated: December 12, 2023

(attached to Statutory Warranty Deed)

The Arvid O. Mostad Marital Trust dated October 25, 2013

By: See attached  
Matthew A. Mostad, Trustee

Estate of Shirlee D. Christensen Mostad

By: Michele S. Hardenbergh, PR  
Michele S. Hardenbergh, Personal Representative

STATE OF WASHINGTON  
COUNTY OF \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 2023 by Matthew A. Mostad, Trustee of The Arvid O. Mostad Marital Trust dated October 25, 2013.

See Attached

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

My commission expires:

STATE OF WASHINGTON  
COUNTY OF Skagit

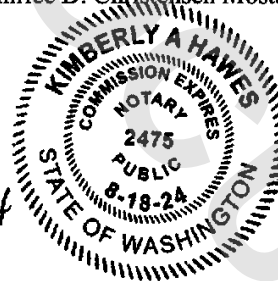
This record was acknowledged before me on 18<sup>th</sup> day of Dec., 2023 Michele S. Hardenbergh, Personal Representative of The Estate of Shirlee D. Christensen Mostad.

[Signature]  
Signature

LPO  
Title

My commission expires

August 18, 2024



(attached to Statutory Warranty Deed)

The Arvid O. Mostad Marital Trust dated October 25, 2013

By: Matthew A. Mostad, TRUSTEE  
Matthew A. Mostad, Trustee

Estate of Shirlee D. Christensen Mostad

By: \_\_\_\_\_  
Michele S. Hardenbergh, Personal Representative

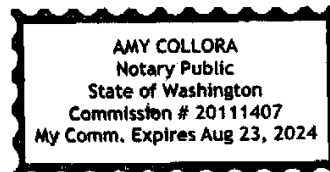
STATE OF WASHINGTON  
COUNTY OF King

This record was acknowledged before me on 15<sup>th</sup> day of December, 2023 by Matthew A. Mostad, Trustee of The Arvid O. Mostad Marital Trust dated October 25, 2013.

[Signature]  
Signature

Notary Public  
Title

My commission expires: 08/23/2024



STATE OF WASHINGTON  
COUNTY OF \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 2023 Michele S. Hardenbergh, Personal Representative of The Estate of Shirlee D. Christensen Mostad.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

My commission expires

## Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County resident's notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.

**EXHIBIT "A"****LEGAL DESCRIPTION**

Parcel Number: 4109-027-016-0007/P73538 & 340217-0-042-0009/P20420 & 4109-027-015-0008/P73537 & 340217-0-041-0000/P20419 & 4109-020-012-0006/P73518 (EASEMENT ONLY)

PARCEL "A": (P73538 and P20419)

That portion of Lot 16, Block 20, lying South of the County Road as conveyed to Skagit County by Deed filed for record under Auditor's File No. 394002, records of said County, and all of Lot 16, Block 21, and Lot 16, Block 27, "PLAT OF THE TOWNSITE OF GIBRALTER", according to the plat thereof recorded in Volume 1 of Plats, Page 19, records of Skagit County, Washington.

TOGETHER WITH the East 1/2 of vacated Island Street lying South of said County Road and those portions of vacated Miller Street and Fidalgo Street lying Westerly of the Easterly line of said Lot 16, Block 20, produced Southerly,

EXCEPT any portion thereof lying within the right-of-way conveyed to Skagit County by Deed filed for record under Auditor's File No. 342050, records of Skagit County, Washington,

ALSO EXCEPT any portion thereof lying below the line of mean high tide or the meander line, whichever is farther out.

TOGETHER WITH all tide lands of the Second Class extending to extreme low tide in front of, adjacent to or abutting upon that portion of the Government Meander Line in front of Lot 16, Block 27, "PLAT OF GIBRALTER\*", according to the plat thereof recorded in Volume 1 of Plats, page 19, records of Skagit County, Washington.

ALSO TOGETHER WITH tide lands of the Second Class extending to the line of extreme low tide in front of, adjacent to or abutting upon that portion of Government Meander Line in front of the East 50 feet of vacated Island Street, in "PLAT OF GIBRALTER", according to the plat thereof recorded in Volume 1 of Plats, Page 19, records of Skagit County, Washington,

EXCEPT that portion, if any, as granted to Sydney B. Mallet and Marilou R. Mallet, by instrument recorded July 11, 2001 under Skagit County Auditor File No. 200107110149.

Situate within the County of Skagit, State of Washington.

PARCEL "B": (P73537 and P20420)

Those portions of Lots 13, 14 and 15, Block 20, lying South of the County Road as conveyed to Skagit County by Deed filed for record under Auditor's File No. 394002, records of said County, and all of Lots 13, 14 and 15, Block 21, and Lots 13, 14 and 15, Block 27, "PLAT OF THE TOWNSITE OF GIBRALTER", according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington, in Volume 1 of Plats, Page 19,

TOGETHER WITH those portions of vacated Miller Street and Fidalgo Street lying between the Easterly line of said Lot 13, Block 20, and the Westerly line of said Lot 15, Block 20, both produced Southerly,

EXCEPT any portion thereof lying within the right-of-way conveyed to Skagit County by Deed filed for record under Auditor's File No. 342050, records of said County,

AND EXCEPT any portion thereof lying below the line of mean high tide or the meander line, whichever is farthest out.

TOGETHER WITH that portion of the tide lands of the Second Class as conveyed by the State of Washington, extending to the line of extreme low tide, situate in front of, adjacent to or abutting upon that portion of the Government line in front of Lot 1, Section 20, Township 34 North, Range 2 East, W.M., described as follows:

Tide lands of Second Class extending to the line of extreme low tide situated in front of, adjacent to or abutting upon Lots 13, 14 and 15, Block 27, "PLAT OF THE TOWNSITE OF GIBRALTER", according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington, in Volume 1 of Plats, Page 19.

EXCEPT that portion, if any, as granted to Sydney B. Mallet and Marilou R. Mallet, by instrument recorded July 11, 2001 under Skagit County Auditor File No. 200107110149.

Situate within the County of Skagit, State of Washington.

Parcel C: (Easement Only; P73518)

A perpetual, non-exclusive easement over, under and across the easement area defined below for ingress, egress, fill and landscaping, including but in no way limited to the purpose of use, maintenance and repair of the Grantee's existing driveway, landscaping and supporting fill.

Easement Area described as follows:

That portion of Lot 12, Block 20, "PLAT OF THE TOWNSITE OF GIBRALTER", Volume 1 of Plats, Page 19, described as follows:

Commencing at the intersection of vacated Island Street and vacated Miller Street of said subdivision,  
Thence North 64°28'08" East, along the centerline of said Miller Street, a distance of 150.00 feet;  
Thence North 25°31'52" West, parallel with the centerline of said Island Street, a distance of 40.00 feet to the Southwest corner of said Lot 12;  
Thence North 25°31'52" West, along the East line of Lot 12, a distance of 90.36 feet, more or less, to a point on the Southerly right-of-way line of the county road known as Gibraltar Road and the POINT OF BEGINNING;

Thence South 25°31'52" East, along the West line of Lot 12 a distance of 12.00 feet;  
Thence North 26°28'03" East a distance of 20.30 feet, more or less, to a point on the Southerly right-of-way line of Gibraltar Road;  
Thence along a non-tangent curve to the left, concave to the South, with a radius of 1402.39 feet to which point a radial line bears South 26°58'39" East,  
Thence Westerly along said curve through a central angle of 0°39'13" for a distance of 16.00 feet to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.