

When recorded return to:

Joseph Mark Marciniak and Nikoletta Tolia Marciniak  
P.O. Box 186  
Anacortes, WA 98221

211355-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20249923

Mar 18 2024

Amount Paid \$40635.00

Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Eden Holding LLC, a Delaware Limited Liability Company**

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 Tolia 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 5-12, Blk 20; Lots 5-12, Blk 21 and Lots 5-12, Blk 27, Townsite of Gibraltar, TGW  
abutting tidelands

Tax Parcel Number(s): 4109-020-012-0006/P73518 & 4109-021-012-0001/P73520 & 4109-027-012-  
0001/P73536 & 340217-0-036-0004/P20417 & 340217-0-040-0001/P20418

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.  
211355-LT.

Dated: March 13, 2024

(attached to Statutory Warranty Deed)

Eden Holding LLC, a Delaware Limited Liability Company

By:   
Daniela Pedley, Manager

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

This record was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 2024 by Daniela Pedley,  
Manager of Eden Holding LLC.

\_\_\_\_\_  
Signature

see attached

\_\_\_\_\_  
Title

My commission expires:

**CALIFORNIA ACKNOWLEDGMENT**

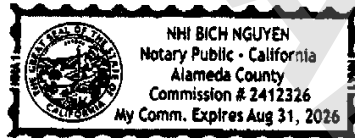
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San MateoOn 03/13/2024 before me, Nhi Bich Nguyen, Notary Publicpersonally appeared Daniela Pedley  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

### Exhibit A

#### PARCEL "A":

Lots 5 to 12 inclusive, Block 20, EXCEPT those portions conveyed to Skagit County for road purposes by deeds recorded July 16, 1946 and October 8, 1946, under Auditor's File Nos. 394001, 394002 and 396827, respectively; also Lots 5 to 12 inclusive, Block 21, and also Lots 5 to 12, inclusive, Block 27, "PLAT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A.", as per plat recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington;

TOGETHER WITH those portions of vacated Miller Street, and vacated Fidalgo Street which upon vacation attached to said premises by operation of law;

EXCEPT any portion of said premises lying below the meander line or the line of mean high tide (whichever is the farthest out);

ALSO EXCEPT that portion of the South 1/2 of vacated Wilkes Street appurtenant to Lot 12 of said Block 20 as conveyed to Sydney B. Mallet, et ux, by deed recorded as Auditor's File No. 200107110150.

Situated in Skagit County, Washington.

#### PARCEL "B":

That portion of the tidelands of the second class extending to the line of extreme low tide situate in front of, adjacent to or abutting upon that portion of the Government meander line in front of Lot 1, Section 20, Township 34 North, Range 2 East, W.M., described as follows:

"Tidelands of the second class extending to the line of extreme low tide situate in front of, adjacent to or abutting upon Lots 5 to 12, inclusive, Block 27, "PLAT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A.", as per plat recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington.

Situated in Skagit County, Washington.

## 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.