

When recorded return to:

April Emanuelson-Barnett and Tracy Dean Barnett
214 Maple Avenue
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241246

Jul 09 2024

Amount Paid \$7941.00
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.: 620055000

CHICAGO TITLE
620055000

STATUTORY WARRANTY DEED

THE GRANTOR(S) Adrian Ibarra, unmarried and Ruth Ibarra, unmarried

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration and part of an IRC Section 1031 Exchange in hand paid, conveys and warrants to April Emanuelson-Barnett and Tracy Dean Barnett, 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 LTS 9-11, INCLUSIVE, BLK 17, MAP OF SYNDICATE ADDN TO THE TOWN OF LA CONNER

Tax Parcel Number(s): P74380 / 4128-017-900-0400

Subject to:

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

STATUTORY WARRANTY DEED

(continued)


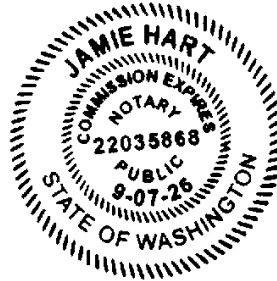


Dated: July 2nd 2024
Adrian Ibarra
Ruth IbarraState of WashingtonCounty of SnohomishThis record was acknowledged before me on July 2nd 2024 by Adrian Ibarra.
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 9-07-26State of WashingtonCounty of SnohomishThis record was acknowledged before me on July 2nd 2024 by Ruth Ibarra.
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 9-07-26

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P74380 / 4128-017-900-0400

PARCEL A:

That portion of Lots 9 through 11, Block 17, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, according to the plat thereof recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington, described as follows:

Beginning at the most Easterly corner of Lot 9;
thence Westerly along the South line of Washington Avenue to a point which is 126.81 feet West of the point of beginning;
thence Southwesterly parallel with the West line of Maple Avenue a distance of 85.55 feet;
thence Southeasterly parallel with the centerline of Talbot Street a distance of 110.00 feet, more or less, to the Northwesterly line of Maple Street at a point 148.69 feet Southwesterly of the point of beginning as measured along the Northwesterly line of Maple Street;
thence Northeasterly a distance of 148.69 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL B:

An easement for the use of the existing parking stalls over that portion of Lots 9 through 11, Block 17, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, according to the plat thereof recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington, described as follows:

Beginning at a point on the Northwesterly line of Maple Avenue a distance of 148.69 feet Southwesterly from the most Easterly corner of Lot 9;
thence Southwesterly along said Northwesterly line of Maple Avenue a distance of 29.00 feet;
thence Northwesterly parallel with the centerline of Talbot Street a distance of 46.50 feet;
thence Northeasterly, parallel with the Northwesterly line of Maple Avenue a distance of 29.00 feet;
thence Southeasterly a distance of 46.50 feet, more or less, 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 Map of Syndicate Addition to the Town of La Conner:

Recording No: Volume 2, page 109
2. Covenants, conditions, restrictions and easements 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

Recording Date: July 16, 1984
Recording No.: 8407160070
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: ingress and egress
Recording Date: July 16, 1984
Recording No.: 8407160070
Affects: Portion of said premises
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 Survey:

Recording No: 201407160022
5. 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

EXHIBIT "B"**Exceptions
(continued)**

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."

6. 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.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by the City of La Conner.