

When recorded return to:

Michael J. Girdner
Grupa Fiducia LLC
944 S 3rd Street
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241651

Aug 05 2024

Amount Paid \$11431.00

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

CHICAGO TITLE

620056874

Escrow No.: 620056874

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey B. Winder as Personal Representative of The Estate of Tracy L. Winder and Jeffrey B. Winder, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Grupa Fiducia LLC, a limited liability company

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 L, TS 13, 14 AND 15, BLK. 2, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO. WASH"

Tax Parcel Number(s): P74258/4128-002-900-0204

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: 8-01-2024

The Estate of Tracy L. Winder

BY: PERSONAL REP,
Jeffrey B. Winder
Personal Representative

Jeffrey B. Winder

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on August 1, 2024 by Jeffrey B Winder as
Personal Representative of ~~Jeffrey B. Winder is Personal Representative of~~ The Estate of Tracy L.
Winder.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on August 1, 2024 by Jeffrey B. Winder.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: 6-1-2028

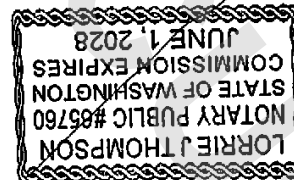
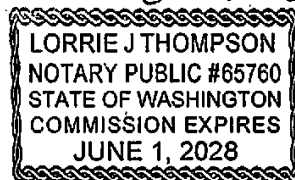


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **P74258/4128-002-900-0204**

THE SOUTH 200 FEET OF THE FOLLOWING DESCRIBED TRACT:

A TRACT OF LAND INVOLVING LOTS 13, 14 AND 15 AND AN UNNUMBERED LOT LYING SOUTH OF SAID LOT 13 IN BLOCK 2, "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, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 2 OF SAID ADDITION;
THENCE SOUTH 30°09' WEST 580 FEET ALONG THE WEST LINE OF 3RD STREET;
THENCE NORTH 59°51' WEST 60.3 FEET TO THE CENTER OF THE DIKE;
THENCE FOLLOWING DIKE NORTH 44°07' EAST 96 FEET;
THENCE NORTH 1°00' WEST 71 FEET;
THENCE NORTH 30°16' EAST 327 FEET;
THENCE NORTH 7°03' EAST 107.8 FEET TO THE NORTH LINE OF SAID BLOCK;
THENCE LEAVING DIKE SOUTH 59°51' EAST 115.31 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 the Plat of Syndicate Addition to the Town of La Conner:

Recording No: Volume 2, Page 109

2. 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."

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

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 07/14/24
between Grupa Fiducia LLC
Buyer ("Buyer")
and Jeffrey B Winder The Estate of Tracy L Winder
Seller ("Seller")
concerning 944 S 3rd St La Conner WA 98257 (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.

Authenticator
Grupa Fiducia LLC 07/14/24
Buyer Date

[Signature] 7-09-24
Seller Date

Buyer Date

Seller Date