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08/05/2024 10:58 AM Pages: 1 of 5 Fees: \$307.50

Skagit County Auditor, WA

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:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620056874

CHICAGO TITLE

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 Fíducia 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 (LPB 10-05) WA0000816.doc / Updated: 03.22.23

Page 1

WA-CT-FNRV-02150.620019-620056874

STATUTORY WARRANTY DEED

(continued)

Dated: 8-01-2024	
The Estate of Tracy L. Winder	
BY: PERSONAL REP,	
Jeffrey B WinderV Personal Representative	
	H.
Jeffjev 13. Winder	Passes and the same of the sam
State of WASHINGTON	, ∠02 8
County of SKAGIT	######################################
This record was acknowledged before me on August	1, 2024 by Jeffrey B Winder as
Personal Representative of sales & Windows & Personal Re Winder.	presentsb≡e-ch The Estate of Tracy L.
Jame & Thompson	(SSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSS
(Signature of notary public) Notary Public in and for the State of WAShing to N	NOTARY PUBLIC #65760 STATE OF WASHINGTON
My appointment expires: 6-1-2028	COMMISSION EXPIRES
State of WASHINGTON	JUNE 1, 2028
County of SKAGIT	41 70211
This record was acknowledged before me on	5+ 1, 2024 by Jeffrey B. Winder.
Some Thompson	
(Signature of notary public) Notary Public in and for the State of WASHINGTON	11
My appointment expires:	Contraction of the Contraction o
∜ LORRIE J THOMPSON ∜ NOTARY PUBLIC #65760 ∜	COMMISSION EXPIRES
∬ STATE OF WASHINGTON ∯ ∭ COMMISSION EXPIRES ∰	09728# DIBLIC #8670N
JUNE 1, 2028	<i>Recessessessesses</i> MOSTHONT LEIRARD
* · · · · · · · · · · · · · · · · · · ·	

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

 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

©Copyright 2014 Northwest Multiple Listing Service ALL RIGHTS RESERVED

and Jeffrey B Winder	Buy		Tracy L Winder	("Buyer")
Soller	Sell		Tracy E William	("Seller")
concerning944 S 3rd St	La City	Conner	WA 98257 State Zip	(the "Property")
Buyer is aware that the Property m Resource Lands Disclosure, Skagit Co	nay be subject ounty Code sect	to the Skag tion 14.38, whi	it County Right-to	o-Manage Natural
This disclosure applies to pare land or designated or within 1/long-term commercial signification commercial activities occur or non-resource uses and may be may arise from the use of chextraction with associated act noise, and odor. Skagit County as a priority use on designate prepared to accept such inconecessary Natural Resource L Management Practices and loc	4 mile of rural rance in Skagit (r may occur in e inconvenient emicals; or frozivities, which or has established Natural Resconpatibilities, in and operations	resource, forest County. A variable area that or cause discource areas or cause discource areas or caused and the cource areas of the cource are are areas of the cource are areas of the cource are are areas of the cource areas of the cource areas	ety of Matural resounces of Natural Resources of Natural Resources of the component to area resources traffic, described and area residents of discomposite for	arce lands of source Land apatible with sidents. This g or mineral ust, smoke, t operations as should be
In the case of mineral lands, including extraction, washing, o minerals. If you are adjace requirements from designated h	rusning, stockp nt to designa	illing blacting	francoating and	-aaralia£
Seller and Buyer authorize and direct Auditor's office in conjunction with the d	t the Closing A eed conveying	Agent to reco the Property.	rd this Disclosure	with the County
Grupa Fiducia LLC 07/14/24		9		7-09-24
Buyer Buyer	Date	Selle		Date