

AFTER RECORDING MAIL TO:

JOSEPH F. LOOK
SCHLEY LOOK GUTHRIE & LOCKER
LLP
433 ALISAL ROAD, SUITE K
SOLVANG, CA 93463

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20250574
Date 03/03/2025

WARRANTY DEED

Grantor(s): RICHARD B. STACKHOUSE

Grantee(s): RICHARD B. STACKHOUSE, TRUSTEE
RICHARD STACKHOUSE REVOCABLE TRUST

Abbreviated Legal: LOTS 1 & 2, BLOCK 1, CALHOUNS ADD. TO THE TOWN OF LACONNER
AND TRACT 5, PLATE 18 LACONNER TIDE/SHORELANDS AND SECTION 36,
TOWNSHIP 34, RANGE 2; PTN. GOV. LOTS 2 AND 3

Additional legal(s) on page: EXHIBIT A

Assessor's Tax Parcel Number(s): P74106, P74453, AND P74454

THE GRANTOR, RICHARD B. STACKHOUSE, as his separate estate (herein, "Grantor"), whose address is P.O. Box 908, Summerland, CA 93067, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby conveys and warrants to RICHARD B. STACKHOUSE, TRUSTEE, or any successors in trust, under the RICHARD STACKHOUSE REVOCABLE TRUST dated January 18, 2025, and any amendments thereto (herein, "Grantee"), whose address is P.O. Box 908, Summerland, CA 93067, all of Grantor's interest in and to the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 104 & 106 S. 1st Street, and unaddressed lot, La Conner, WA 98257

Subject to easements, reservations, restrictions, covenants and conditions of record, if any.

Said property being the same property conveyed to Grantor and as described in instrument recorded on January 7, 2005, as Recording Number 200501070122.

Dated this 2/11/2025, 20 25

GRANTOR:

Richard B. Stackhouse
Richard B. Stackhouse

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 SANTA BARBARA }

On FEBRUARY 11, 2025, before me, NELS C. HENDERSON,
Notary Public, personally appeared RICHARD B. STACKHOUSE 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 Nels C. Henderson (Seal)
My Commission Expires: 4/27/2026

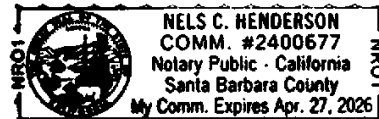


EXHIBIT A**[Legal Description]****Parcel "A":**

Lots 1 and 2, Block 1, "CALHOUN ADDITION TO THE TOWN OF LACONNER", as per plat recorded in Volume 1 of Plats, pages 14, records of Skagit County, Washington.

Parcel "B":

Tract 5, Second Corrected Supplement to: "Plate No 18, Tide and Shorelands of Section 36, Township 34 North, Range 2 East, W.M., LaConner Harbor", according to the official map thereof on file in the State Land Commissioner's Office at Olympia, Washington.

Parcel "C":

All harbor area lying in front of Tract 5, "Corrected Plate 18, LaConner Tide Lands", bounded by the inner and outer harbor lines, and the sidelines of Tract 5 produced across the harbor area to the outer harbor line, as shown on the official maps of LaConner Tide Lands on file in the office of the Commissioner of Public Lands at Olympia, Washington.

Parcel "D":

That portion, if any, of Government Lots 2 and 3 of Section 36, Township 34 North, Range 2 East, W.M., lying between the Northerly line of Block 1 of the "MAP OF LACONNER, WHATCOM COUNTY, WASHINGTON TERRITORY, 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington and the Southerly line of Block 1 of "CALHOUN'S ADDITION TO THE TOWN OF LACONNER", as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington and being bounded on the Westerly side by the Easterly line of Plate No. 18 of the "CORRECTED SUPPLEMENT TO PLATE NO. 18, LACONNER TIDE LANDS", as per map thereof filed in the Office of the Commissioner of Public Lands at Olympia, Washington and being bounded on the Easterly side by the Westerly line of First Street and the Westerly line of First Street produced as said Street is shown on the face of said plats of "CALHOUN ADDITION TO THE TOWN OF LACONNER" and "MAP OF LACONNER, WHATCOM COUNTY, WASHINGTON TERRITORY, 1872", EXCEPT a portion thereof lying within the as built and existing First Street.

Exceptions:

A. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

B. The right, title or interest of the Swinomish Tribal Community and/or the United States of America, as Trustee for the Swinomish Tribal Community, based upon the claim that the subject property, or any part thereof, lies within the boundaries of the Swinomish Indian Reservation.

C. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

D. Any lien or liens that may arise or be created in consequence of or pursuant to an act of the Legislature of the State of Washington entitled "an ACT prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of way across land belonging to the State", approved March 9, 1893.

E. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.