

When recorded return to:

Marclay H. Rutledge and Ricki A. Rutledge
587 Konnerup Court, UNIT C
Camano Island, WA 98282

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250718
Mar 13 2025
Amount Paid \$6213.80
Skagit County Treasurer
By Lena Thompson Deputy

GNW 25-22887

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mariah P. Dunning and John D. Dunning, a married couple, PO Box 310, Eastsound, WA 98245,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Marclay H. Rutledge and Ricki A. Rutledge, a married couple

the following described real estate, situated in the County Skagit, State of Washington:

Units E-1 and E-2, Building E, 'Tillinghast of La Conner Condominium', per Condominium Declaration recorded December 1, 2020, under Auditor's File No. 202012010097 and depicted with Survey recorded December 1, 2020, under Auditor's File No. 202012010096; said Condominium being a portion of Tract A, La Conner Short Plat No. LC-80-3, approved July 25, 1980 and recorded July 28, 1980 under Auditor's File No. 8007280018, being a portion of Block 'D', 'Calhoun Addition to the Town of La Conner', as per plat recorded in Volume 1 of Plats, page 14, all records of Skagit County, Washington;

Situate within the Town of La Conner, County of Skagit, State of Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P135352/6080-000-005-0000 & P135360/6080-000-005-0100

Dated: 3/10/25
[Signature]

Mariah P. Dunning

[Signature]

John D. Dunning

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 10 day of March, 2025, by Mariah P. Dunning and John D. Dunning.

[Signature]

Signature

Notary

Title

My commission expires: 6/19/25

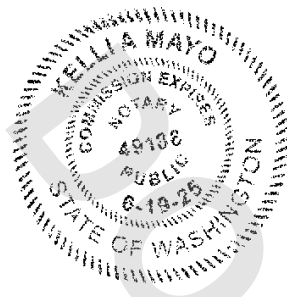


EXHIBIT B

25-22887-KM

9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. L.C. – 80-3 recorded July 28, 1980 as Auditor's File No. 8007280018.

10. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded December 8, 2003, as Auditor's File No. 200312080147.

11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Tillinghast of La Conner Condominium recorded December 1, 2020 as Auditor's File No. 202012010096.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

12. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and recorded December 1, 2020 as Auditor's File No.202012010097 may be contained in the bylaws adopted pursuant to said Declaration.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

13. Any question as to mis-numbered or identified condominium unit.

14. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate"

15. Assessments, if any, due and owing Tillinghast of La Conner Condominium Association.

16. Municipal assessments, if any, levied by the City of LaConner. This Company suggests that inquiry be made to the City of LaConner for current assessment status.

22. Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.