

202511140058

11/14/2025 01:10 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253724

Nov 14 2025

Amount Paid \$7685.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:
Dawn M Sampson
708 Finley Lane Unit S4
La Conner, WA 98257

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620060329

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joseph A. Caparella and Muriel A. Caparella, who acquired title as Muriel A. Murphy, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Dawn M Sampson, an unmarried person

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.)

UNIT S-4 (708), FINLEY LANE TOWNHOUSE CONDOMINIUM

Tax Parcel Number(s): P111810 / 4696-000-007-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 11-13-25

Joseph A. Caparella
Joseph A. Caparella
Muriel A. Caparella
Muriel A. Caparella

State of AZ
County of MarijuanaThis record was acknowledged before me on 11/13/25 by Joseph A. Caparella and Muriel A. Caparella.

[Signature]
(Signature of notary public)
Notary Public in and for the State of AZ
My commission expires: 2/17/28

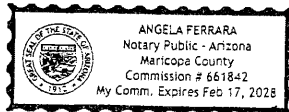


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P111810 / 4696-000-007-0000

UNIT S-4 (708), FINLEY LANE TOWNHOUSE CONDOMINIUM, AS SHOWN ON A SURVEY MAP AND PLANS RECORDED AUGUST 13, 1997, IN VOLUME 16 OF PLATS, PAGES 176 THROUGH 178, INCLUSIVE, UNDER AUDITORS FILE NO. 9708130030, AND AS IDENTIFIED IN DECLARATION OF CONDOMINIUM RECORDED AUGUST 13, 1997, UNDER AUDITORS FILE NO. 9708130031, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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, Skagit Co., Wash:

Recording No: Volume 2, Page 109

2. 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 Map and Plans:

Recording No: 9708130030

3. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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.

Entitled: Condominium declaration
Recording Date: August 13, 1997
Recording No.: 9708130031

4. Lien of assessments levied pursuant to the Declaration for Finley Lane Townhouse Condominium to the extent provided for by Washington law.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Hope Island, Ltd., a Washington corporation
Purpose: Ingress, egress and underground utilities
Recording Date: July 23, 1996
Recording No.: 9607230041
Affects: Common areas

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

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation
 Purpose: Electric transmission and/or distribution line
 Recording Date: October 23, 1996
 Recording No.: 9610230047

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Stanley A. Miller and Leslie E. Miller, husband and wife
 Purpose: Underground utilities
 Recording Date: February 5, 1998
 Recording No.: 9802050056

8. Agreement and the terms and conditions thereof:

Executed by: Stanley A. Miller and Leslie E. Miller, husband and wife and Hope Island, Ltd., a Washington corporation and Unit Owners Association of Finley Lane Townhouse Condominium, a Washington nonprofit miscellaneous and mutual corporation
 Recording Date: February 5, 1998
 Recording No.: 9802050057

9. 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 Market Place Short Plat:

Recording No: 202008200165

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

11. 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

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

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."

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

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 October 8, 2025

between Dawn M Sampson ("Buyer")
Buyer
and Joseph A Caparella ("Seller")
Seller
concerning 708 Finley Lane S4 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.

Authenticated
Dawn M Sampson 10/10/2025
Buyer Date

Buyer Date

Authenticated
Joseph A Caparella 11/13/25
Seller Date

Authenticated
Muriel A Caparella 10/11/25
Seller Date

Muriel A Caparella 11/13/25
Seller Date