

When recorded return to:

Kim Weymouth and Allison Weymouth
PO Box 236
La Conner, WA 98275

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20254013

Dec 15 2025

Amount Paid \$10274.00
Skagit County Treasurer
By Kaylee Oudman Deputy

GNW 25-24791

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dean Investments LLC, a Washington Limited Liability Company, P.O. Box 3, La Conner, WA 98257,

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

in hand paid, conveys, and warrants to Kim Weymouth and Alison Weymouth, a married couple

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

Lot 9, Block 13, "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, EXCEPT the West 5 feet of that portion of Lot 9 lying Northerly of the Easterly Extension of the Southerly line of Lot 8, Block 13, of said plat. Situate in 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): P105121/4128-013-009-0000

Dated: 12/11/2025

Dean Investments LLC, a Washington Limited Liability Company

By: Heidi Dean
Heidi D. Dean, President

STATE OF WASHINGTON
COUNTY OF Skagit

This record was acknowledged before me on this 11 day of December, 2025, by Heidi D. Dean, President of Dean Investments LLC.

[Signature]
(Signature of notary public)

Stamp

Notary
(Title of office)

My commission expires: 6/19/29

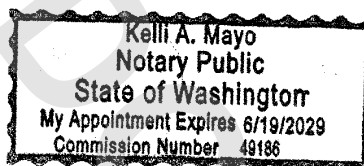


EXHIBIT B

25-24791-KM

9. Unrecorded leaseholds, if any, and rights of parties in possession, if any.

10. 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 Map of Syndicate Addition to the Town of La Conner recorded on May 19, 1890 in [Volume 2 of Plats, Page 109.]

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".

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 Pioneer Condominiums recorded on March 9, 1994 as Auditor's File No. [199403090063].

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. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Lois K. Coone, recorded on June 15, 2001 as Auditor's File No. [200106150017].

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. Title notification that the subject property is adjacent to property designated agricultural or natural resource lands by Skagit county executed by Jennifer Jones and Brian Jones recorded on September 2, 2016 as Auditor's File No. [201609020168]. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

17. Municipal assessments, if any, levied by the City of LaConner.