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02/18/2026 12:04 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

When Recorded Return to:

Alicia Rose  
PO box 192  
Marblemount, WA 98267

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2026.02/26  
FEB 18 2026

Amount Paid \$ 0  
Skagit Co. Treasurer  
By LR Deputy

**WASHINGTON GENERAL WARRANTY DEED**

**DATED:** Feb 18, 2026

**PREPARED BY:** Alicia Rose, 58777 Willow Lane, Rockport, Washington 98283

**ASSESSOR'S PARCEL NUMBER:** 45310

THIS GENERAL WARRANTY DEED, dated Feb 18, 2026, is made by and between the Grantor, identified as follows:

Name: Larry J Dunning <sup>(LR)</sup> Deceased  
Address: 58777 Willow Lane, Rockport, Wa, Washington, 98283  
Marital Status: Married

AND the Grantee, identified as follows:

Name: Alicia Annette Rose  
Address: 58777 Willow Lane, PO box 192 marblemount 98267, Washington, Washington, 98283  
Marital Status: Married

**Legal description of the property:**

(2.1500 ac) title elimination AF"2011111030107 for manufactured home 2011 skyline westridge 28x60 vin#2F910111E) The north 110 ft. Of the south half of that property of government lot 1, section 14, township 35 North, range10east, W.M.

Commonly known as: 58777 Willow Lane, Rockport, Washington, 98283

Assessor's Property Tax Parcel/Account Number(s) <sup>P</sup>45310


**WITNESSETH**, that Grantor, for and in consideration of Husband and wife our home and other good and valuable consideration paid to the Grantor by the Grantee, the receipt of which is hereby acknowledged, does convey and warrant to the Grantee and the heirs and assigns of Grantee the above-described real property.

**TOGETHER** with all and singular the rights and appurtenances thereto in any wise belonging.

**TO HAVE AND TO HOLD** the described property unto the Grantee, and the heirs, successors, and assigns of Grantee, forever.

**AND** that Grantor covenants with Grantee, and the heirs, successors, and assigns of Grantee, as follows: that Grantor is lawfully seized in fee simple of the aforegranted property; that the property is free from all encumbrances; that Grantor has a good right to sell and convey the property; and that Grantor will warrant and defend the property unto Grantee, and the heirs, successors, and assigns of Grantee, forever against the lawful claims and demands of all persons whatsoever.

**IN WITNESS WHEREOF**, the Grantor has duly executed this Deed on the day and year first above written.

Signature:   
Print Name: Alicia Rose

**NOTARY ACKNOWLEDGMENT:**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Washington )  
 ) ss.

County of Skagit )

On this 18 day of February, 2026, before me, Belen Martinez, personally appeared, Alicia Annette Rose, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within General Warranty Deed 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 Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Belen Martinez (SEAL)  
Notary Signature

Belen Martinez  
Notary Printed Name

My Commission Expires: March 30, 2026



## EXHIBIT A

(2.1500 ac)(TITLE ELIMINATION AF#201111030107 FOR MANUFACTURED HOME 2011 SKYLINE WESTRIDGE 28X60 VIN#2F910111E) THE NORTH 110 FEET OF THE SOUTH HALF OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID SECTION 14, WHICH IS 40 RODS SOUTH OF THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE WEST TO SKAGIT RIVER; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SKAGIT RIVER TO THE SOUTH BOUNDARY LINE OF SAID GOVERNMENT LOT 1; THENCE EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1 TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH TO THE POINT OF BEGINNING. EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY: THENCE WESTERLY ALONG THE SOUTH LINE 335 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH PARALLEL TO THE EAST LINE OF GOVERNMENT LOT 1, 40 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF THE ABOVE DESCRIBED NORTH 110 FEET OF THE SOUTH HALF OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., 75 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID GOVERNMENT LOT 1, 40 FEET, TO THE SOUTH LINE OF THE ABOVE DESCRIBED NORTH 110 FEET OF THE SOUTH HALF OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M.; THENCE EASTERLY ALONG THE SAID SOUTH LINE, 75 FEET, PLUS OR MINUS, TO THE TRUE POINT OF BEGINNING. TOGETHER WITH THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 110 FEET OF THE SOUTH HALF OF GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M.; THENCE WESTERLY ALONG THE SOUTH LINE OF ABOVE DESCRIBED NORTH 110 FEET OF THE SOUTH HALF OF THAT PORTION OF GOVERNMENT LOT 1, 165 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID GOVERNMENT LOT 1, 110 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 110 FEET OF THE SOUTH 220 FEET OF THE SOUTH HALF OF GOVERNMENT LOT 1; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF THE ABOVE DESCRIBED NORTH 110 FEET OF THE SOUTH HALF OF THAT PORTION OF GOVERNMENT LOT 1, TO THE EAST LINE OF GOVERNMENT LOT 1, 165 FEET, MORE OR LESS; THENCE NORTH ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1 TO THE POINT OF BEGINNING. SURVEY RECORDED UNDER AF#200701040129.