

When recorded return to:
Benita Arda
500 N Laventure Rd
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260687
Mar 10 2026
Amount Paid \$6341.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



3500 188th St. SW, Suite 300
Lynnwood, WA 98037-4716

Chicago Title
620059459

Escrow No.: 611363607

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donna R. Hurley, Trustee of the Adminstrative Trust of the Richard and Donna Hurley Living Trust dated October 3, 2005

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Benita Arda, an unmarried person and Joycelyn J. Rathjen, a married woman, as her separate estate

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

SEE EXHIBIT "A" ATTACHED HERE TO AND MADE A PART HERE OF

Abbreviated Legal: (Required if full legal not inserted above.)

LT 45, FIFTH AMENDMENT TO SURVEY MAP AND PLANS FOR STONEBRIDGE CONDO

Tax Parcel Number(s): P120058/4775-000-045-0000

Subject to:

- 1. RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS, NOTES, DEDICATIONS, ENCROACHMENTS, AND EASEMENTS PRESENTLY OF RECORD.

STATUTORY WARRANTY DEED
(continued)

Dated: 3-7-26

Donna R. Hurley, Trustee of the Richard and Donna Hurley Family Trust

BY: Donna R. Hurley
Donna Hurley
Trustee

State of WA

County of Skagit

1134

This record was acknowledged before me on 3-7-2026 by Donna Hurley,
Deanna Hurley and Durwin Hurley as _____
and _____, respectively, of Richard and Donna Hurley Living Trust.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

SEE ATTACHED

JURAT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:

Statutory Warranty Deed

State of WA

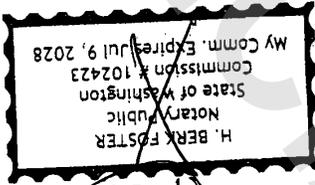
County of Skagit

I certify that I know or have satisfactory evidence that

Donna R. Hurley Trustee
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-7-2026

H. Berk Foster
Name: H. Berk Foster
Notary Public in and for the State of WA
Residing at: Mukilteo
My appointment expires: 7-9-28



HBF

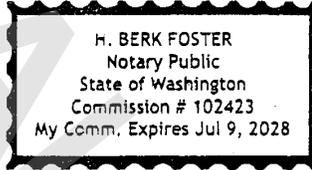


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P120058 / 4775-000-045-0000

LOT 45, "FIFTH AMENDMENT TO SURVEY MAP AND PLANS FOR STONEBRIDGE CONDOMINIUM," AS PER SURVEY MAP AND SET OF PLANS RECORDED FEBRUARY 6, 2003, UNDER AUDITOR'S FILE NO. 200302060084, AND AS ESTABLISHED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED APRIL 3, 2001, UNDER AUDITOR'S FILE NO. 200104030061, AND AS SUBSEQUENTLY AMENDED BY INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NO. 200106220057
AUDITOR'S FILE NO. 200202250202
AUDITOR'S FILE NO. 200207290131
AUDITOR'S FILE NO. 200210110205
AUDITOR'S FILE NO. 200302060085
AUDITOR'S FILE NO. 200308200025, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its Issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance w-WA Mod (07/01/2021)

