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06/02/2026 01:31 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261681

Jun 02 2026

Amount Paid \$13033.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:
Julia Parker and Joshua Dickerson
14055 Madrona Dr
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245478531

Chicago Title
620061757

STATUTORY WARRANTY DEED

THE GRANTOR(S) Arsene Georges De Conde and Ashley Longo De Conde, Trustees of the De Conde Family Trust dated September 8, 2020

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 Julia Parker and Joshua Dickerson, a married couple

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.)

Lot(s): 5, SUNSET WEST Tax/Map ID(s): p69924 / 4028-000-005-0005

Tax Parcel Number(s): P69924,
4028-000-005-0005

STATUTORY WARRANTY DEED
(continued)Dated: 05-27-2026

De Conde Family Trust dated September 8, 2020

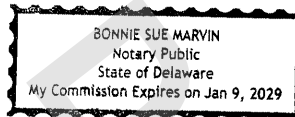
BY: Arsene Georges De Conde
Arsene Georges De Conde
TrusteeBY: Ashley Longo De Conde
Ashley Longo De Conde
TrusteeState of DelawareCounty of New CastleThis record was acknowledged before me on May 27, 2026 by Arsene Gorges De Conde and Ashley Longo De Conde as Trustees of the De Conde Family Trust dated September 8, 2020.(Signature of notary public) Bonnie Sue Marvin
Notary Public in and for the State of DE
My appointment expires: 01/09/2029

EXHIBIT "A"
Legal Description

LOT 5, SUNSET WEST, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 9 OF PLATS, PAGES 98 AND 99, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SPECIAL EXCEPTIONS:

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 the Plat of Sunset West, recorded in Volume 9 of Plats, Pages 98 and 99:

Recording No: 741152, records of Skagit County, Washington

Covenants, conditions, restrictions and easements 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, as set forth in the document

Recording Date: July 14, 1970

Recording No.: 741153, records of Skagit County, Washington

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 4, 1981

Recording No.: 8105040001

Recording Date: April 24, 1992

Recording No.: 9204240030

Recording Date: October 9, 2003

Recording No.: 200310090104

Recording Date: March 5, 2018

Recording No.: 201803050128

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Sunset West Water Association

Recording Date: May 4, 1981

Recording No.: 8105040001

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

Granted to: Puget Sound Power and Light Company, General telephone Company, Norrie Estvold, Inc.
and sunset West Water Association
Purpose: Utility Services
Recording Date: July 14, 1970
Recording No.: 741153, records of Skagit County, Washington

Recording Date: May 4, 1981
Recording No.: 8105040001
Affects: Portion of said premises

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

Granted to: Puget Sound Power & Light Company
Purpose: Underground electric transmission and/or distribution system
Recording Date: May 25, 1971
Recording No.: 753131, records of Skagit County, Washington
Affects: Portion of said premises

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

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