



199908200230

Kathy Hill, Skagit County Auditor
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When Recorded Return To:

THOMAS J. TOBOLSKI
MARIA J. TOBOLSKI
33020 176th Ave SE
Auburn, WA 98092

LAND TITLE COMPANY OF SKAGIT COUNTY P-90481

Space Above This Line for Recorder's Use Only

Escrow No. 99225

LPB-10

STATUTORY WARRANTY DEED

Reference Numbers of related documents: on page of document
Grantor(s): R'LENE L. LAFFOON
Additional Names on page of document
Grantee(s): THOMAS J. TOBOLSKI and MARIA J. TOBOLSKI
Additional Names on page of document
Legal Description (abbreviated): Tr. 63, Pier B, Anchor Cove Marina
Full legal on page 2 of document
Assessor's Property Tax Parcel Account Number(s): 4331-000-063-0006

THE GRANTOR R'LENE L. LAFFOON, as her separate estate

for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to THOMAS J. TOBOLSKI and MARIA J. TOBOLSKI, husband and wife

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

SEE EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS THOUGH FULLY SET FORTH.

Assessor's Property Tax Parcel Account Number(s): 4331-000-063-0006

Subject to:
Those matters attached hereto
Dated this Twelfth day of August, 1999

31080
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

AUG 20 1999

[Signature]
R'LENE L. LAFFOON

Amount Paid \$ 890.00
Skagit County Treasurer
By: *[Signature]* Deputy

State of WA. } ss
County of KING

I certify that I know or have satisfactory evidence that R'LENE L. LAFFOON is/are the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 8-18-99

[Notary Seal]
Notary Public in and for the State of WA,
residing at
My appointment expires: 8-31-00

PAGE 1 OF 3 LEGAL DESCRIPTION

PARCEL "A":

Leasehold Estate in Apartment 63, Pier "B" as shown on survey of Anchor Cove Marina, a condominium, filed under Auditor's File No. 825123, in Volume 11 of Plats, pages 29 and 30 and as identified in Declaration of Anchor Cove Marina, filed under Auditor's File No. 825125, and as identified by Elevation of Piers recorded under Auditor's File No. 825124, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

An undivided 0.5681 percentage interest in the land lying within Anchor Cove Marina, as shown on Survey of Anchor Cove Marina, a condominium, filed under Auditor's File No. 825123, in Volume 11 of Plats, pages 29 and 30, and as identified in Declaration of Anchor Cove Marina, filed under Auditor's File No. 825125,

EXCEPT those portions lying within Tracts 1A and 1 through 26, inclusive, Pier A;

Tracts 1B and 27 through 75, inclusive, Pier B;

Tracts 76 through 125, inclusive, Pier C;

and Tracts 126 through 187, inclusive, Pier D.

(Said undivided 0.5681 interest being a leasehold estate in those portions delineated as Parcels C, D, E and F on the face of said survey and the fee simple estate in the remainder).

Situate in the City of Anacortes, County of Skagit, State of Washington.

SUBJECT TO:

Those matters listed on pages 2 and 3



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Schedule "B-1"

PA-90481

EXCEPTIONS:

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A. Terms, covenants and conditions contained within that certain Lease recorded April 3, 1974, under Auditor's File No. 798754. (Affects that portion of said premises lying within Parcel F, as delineated on the face of survey.)

Terms and conditions of Assignment and Ratification dated February 23, 1981 and recorded July 15, 1981, under Auditor's File No. 8107150056.

B. Terms, covenants and conditions contained within that certain Lease recorded May 31, 1974, under Auditor's File No. 801512. (Affects that portion of said premises lying within Parcel C, as delineated on the face of survey.)

Said Lease being a re-recording of that certain Lease recorded April 3, 1974, under Auditor's File No. 798756.

Terms and conditions of Assignment and Ratification dated February 23, 1981 and recorded July 15, 1981, under Auditor's File No. 8107150056.

C. Terms, covenants and conditions contained within that certain Lease recorded April 3, 1974, under Auditor's File No. 798757. (Affects that portion of said premises lying within Parcels D and E, as delineated on the face of survey.)

Terms and conditions of Assignment and Ratification dated February 23, 1981 and recorded July 15, 1981, under Auditor's File No. 8107150056.

D. Rights, if any, of the Great Northern Railway Company to operate and maintain spur tracks over and across said premises. (Affects that portion of said premises lying within Parcels A, B, C, D and E, as delineated on the face of survey.)

E. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Right of way for the construction, maintenance and operation of a railway track or tracks over and across a strip of land 16 feet wide.

In Favor Of: Great Northern Railway Company, a Minnesota corporation

Recorded: August 22, 1946

Auditor's No.: 395207

Affects: That portion of said premises lying within the vacated 5th Street adjacent to Parcel C, as delineated on the face of survey.

- Continued -



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Schedule "B-1"

PA-90481

EXCEPTIONS CONTINUED: page 3 of 3

F. EASEMENTS AFFECTING A PORTION OF SAID PREMISES AS DISCLOSED BY THAT CERTAIN UNRECORDED LEASE FROM THE STATE OF WASHINGTON TO PIR CORPORATION.

For: Submarine cables
In Favor Of: Puget Sound Power & Light Company
Dated: July 20, 1959 and January 14, 1964
Application Nos.: 25646 and 29205, respectively
Affects: That portion of said premises lying within Parcel F, as delineated on the face of survey

G. Rights of City of Anacortes to construct, maintain and operate sewers in vacated streets, as reserved in ordinances of vacation.

H. Said land or a portion thereof may lie beneath navigable waters. Any portion of said land which lies or which may in the future lie beneath navigable waters is subject to right of navigation, together with incidental rights of fishing, boating, swimming, water skiing and other related recreational purposes generally regarded as corollary to the right of navigation and the use of public waters. See Wilbour vs. Gallagher 77 Washington Decision 2nd, page 307. (Affects that portion of said premises lying within Parcel A, B, D and F, as delineated on the face of survey.)

I. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENT AND ASSESSMENTS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, EASEMENT AND ASSESSMENTS, AS HERETO ATTACHED.

Declaration Dated: October 16, 1975.
Recorded: October 21, 1975
Auditor's No.: 825125
Executed By: P.I.R. Corporation

The above covenants were amended by instruments recorded February 23, 1981, December 14, 1983, January 18, 1990 and December 17, 1992, under Auditor's File Nos. 8102230007, 8312140008, 9001180014, 9212170010, 9212170011 and 9212170012, respectively, copies hereto attached.

J. Rights of ingress and egress over portions of the Plat, designated as common area or limited common and the right to use said areas for all proper purposes in favor of the other holders of undivided interests or occupants of the numbered lots.

K. Any question which may arise due to a title gap affecting a small parcel of land, 14.5 feet wide by 124.5 feet long. Said gap affects a portion of Pier C, Tracts 76, 77, 78, 79, 101, 102; and 103 therein, the ramp leading to Pier C and a small portion of vacated "J" Avenue South of the ramp leading to Pier C.



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