

AFTER RECORDING MAIL TO:

Robert J. Miller  
1914 8th Street  
Anacortes, WA 98221



199911170086

Kathy Hill, Skagit County Auditor

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Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: PA-91549-E

LAND TITLE COMPANY OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): Betty Ann Wilder  
Grantee(s): Robert J. Miller, Ellen Jean Miller  
Abbreviated Legal: Unit 3 "FIDALGO MARINA CONDOMINIUM"  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 4599-000-003-0002/P102475

**THE GRANTOR BETTY ANN WILDER**, as her separate property  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to **ROBERT J. MILLER** and **ELLEN JEAN MILLER**, husband  
and wife  
the following described real estate, situated in the County of **SKAGIT**, State of Washington:

See Attached Exhibit A

See Attached Exhibit B

Dated this 28th day of October, 1999

By Betty Ann Wilder By \_\_\_\_\_  
Betty Ann Wilder

By \_\_\_\_\_ By \_\_\_\_\_

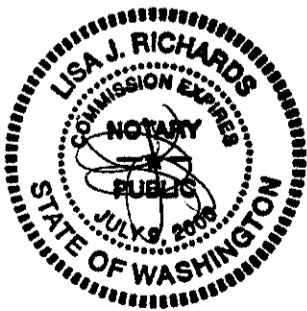
STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Betty Ann Wilder

is \_\_\_\_\_ the person \_\_\_\_\_ who appeared before me, and said person \_\_\_\_\_ acknowledged that she  
signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes  
mentioned in this instrument.

Dated: October 30, 1999

Lisa J. Richards  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: July 9 2000



32517  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

NOV 17 1999

Amount Paid \$ 534.00  
Skagit Co. Treasurer  
Deputy

**Exhibit A**

EXHIBIT "A"

Unit 3, "FIDALGO MARINA CONDOMINIUM", according to Declaration thereof recorded under Auditor's File No. 9302250060 and Survey map and plans thereof in Volume 15 of Plats, pages 75 through 77, under Auditor's File No. 9302250059, records of Skagit County, Washington, and as corrected and amended by Auditor's File Nos. 9303050032 and 9508160024.

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



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## Exhibit B

SUBJECT TO: Exceptions and reservations contained in Deed recorded November 24, 1909, under Auditor's File Nos. 76533 and 96389; Right of the State of Washington or any grantee or lessee under Auditor's File No. 76533; Any lien or liens that may arise or be created in consequence of or pursuant to an Act of the Legislature of the State of Washington entitle "An Act prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of way across lands belonging to the State: Approved March 9, 1983; Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or the use any portion of the land which is now or may formerly have been covered by water; Right of use, control, or regulation by the United States of America in the exercise of power over navigation; Any question that may arise due to shifting or change of the line of high water of Fidalgo Bay or due to said bay having shifted or changed its line of high water; Easement for underground electric transmission and/or distribution system, dated November 11, 1992, recorded November 16, 1992, under Auditor's File No. 9211160117; Notes contained on the face of said Short Plat; Easements shown on Short Plat No. ANA-92-005; Terms and conditions of Declaration of Easements recorded February 25, 1993, under Auditor's File No. 9302250058; Declaration and covenants, conditions, restrictions and reservations recorded February 25, 1993, under Auditor's File No. 9302250060; Amendment to Declaration recorded March 5, 1993, under Auditor's File No. 9508160024; Easement delineated on the face of said Plat; Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto, to the extent provided for by RCW 64.34; Any adverse claim or other boundary dispute which may exist or arise by reason of the failure of the sublease; Any adverse claim or other boundary dispute which may exist or arise by reason of the failure of the Deed under which title is vested; Right, title and interest of the State of Washington, either present or by reversion, in and to that portion of said premises; Reservation contained in instrument recorded February 28, 1997, under Auditor's File No. 9702280063.



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