



200002030082

Kathy Hill, Skagit County Auditor
2/3/2000 Page 1 of 5 1:36:24PM

AFTER RECORDING MAIL TO:

Name Shannon Sperry
Lasher, Holzapfel, Sperry & Ebberson

Address 601 Union Street, Suite 2600

City/State Seattle, WA 98101-4000

Statutory Warranty Deed

THE GRANTOR FIDALGO COUNTRY INN, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION AND AS PART OF AN I.R.C. SECTION 1031 TAX DEFERRED EXCHANGE, in

hand paid, conveys and warrants to **COMMODORE MOTOR HOTEL, INC.,** a Washington corporation an undivided 50.42% interest, in the following described real estate, situated in the County of Skagit, State of Washington:

Lots 1 and 2, Skagit County Short Plat No. 90-45, recorded January 24, 1991, under Auditor's File No. 9101240033, records of Skagit County, Washington, according to the Plat recorded in Volume 9 of Short Plats, page 308; being a portion of the Northeast quarter of the Southwest quarter and Government Lot 3, Section 5, Township 34 North, Range 2 East, W.M.

SUBJECT TO: For terms, covenants, conditions, restrictions and easements of record, see Exhibit "A", attached hereto and made a part hereof.

Assessor's Property Tax Parcel/Account Number(s): 340205-0-040-0005(R19986), 340205-0-040-0500 (R96104)

DATED this 31st day of January, 2000.

33709
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

FEB - 3 2000

Amount Paid \$ 26,362.40
Skagit Co. Treasurer
By Deputy

Fidalgo Country Inn, LLC, a Washington limited liability company



By: Richard D. Beselin, manager

(Corporate)

STATE OF WASHINGTON

County of Snohomish

SS.

I certify that I know or have satisfactory evidence that Richard D. Beselin is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Manager of Fidalgo Country Inn, LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: January 31, 2000.





Name (typed or printed): Janice Conner
NOTARY PUBLIC in and for the State of Washington
Residing at Edmonds
My appointment expires: 11/9/03



EXHIBIT A

- A. RELINQUISHMENT OF RIGHT OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR, UNDER THE TERMS OF DEED TO THE STATE OF WASHINGTON:
Recorded: September 19, 1956
Auditor's No.: 541730
- B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.
For: Natural gas pipeline
In Favor of: Cascade Natural Gas Corporation
Recorded: April 10, 1957
Auditor's No.: 550863
Affects: A portion of the subject property
- C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.
For: One guy stub and one guy, with a span guy overhead
In Favor of: Puget Sound Power & Light Company
Recorded: September 11, 1957
Auditor's No.: 555954
Affects: A portion of the subject property
- D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.
For: Water pipeline or lines
In Favor of: Public Utility District No. 1 of Skagit County
Recorded: May 27, 1966
Auditor's No.: 683418
Affects: East 25 feet of the subject property
- E. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.
For: The City of Oak Harbor
In Favor of: Water pipeline and appurtenances
Recorded: February 22, 1972
Auditor's No.: 764355
Affects: Easterly portion of the subject property
- F. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.
For: Drainage, road and utilities
In Favor of: Owners of record of Tracts 1 and 2 of Short Plat No. 45-77
Recorded: August 31, 1978
Auditor's No.: 886836
Affects: Portion of the subject property



G. TERMS, COVENANTS, PROVISIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT, SOME OF WHICH MAY HAVE CHANGED OR EXPIRED WITHOUT NOTICE ON THE PUBLIC RECORD:

Short Plat No.: 90-45

As Follows:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat Number and Date of Approval shall be included in all Deeds and Contracts
3. Zoning – Commercial
4. Sewage Disposal - Individual septic system
5. Water - City of Anacortes

H. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SHORT PLAT:

Purpose: Ingress, egress and drainage

Affects: As shown on map

I. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: December 8, 1994

Recorded: December 22, 1994

Auditor's No.: 9412220063

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects: Right of Way No. 1: For overhead facility purposes as described in Paragraph 1-A below:

That certain 20 foot wide drainage and utility easement as delineated on the face of the above described Short Plat.

Right of Way No. 2: For underground facility purposes as described in Paragraph 1-B below:
A right of way 5 feet in width, having 2-1/2 feet of such width on each side of a centerline described as follows: Beginning at the Northwest corner of the above described Lot 1; thence South 00 degrees 13'00" West along the West line of said lot, 282 feet to the point of beginning; thence South 88 degrees 57'00" East, 200 feet; thence approximately North 61 degrees East, 55 feet to the East line of said lot and the terminus of this description, said terminus also being an existing Puget Power utility pole.

J. Easement and terms and provisions thereof disclosed by Short Plat for ingress, egress and utilities affecting Easterly 30 feet of Lot 2.



K. Easement and terms and provisions thereof disclosed by Short Plat for road and utilities affecting Westerly 50 feet of Lot 2.

L. Terms and conditions of Ordinance/Annexation as recorded January 4, 1999 under Auditor's File No. 9901040105, by City of Anacortes.

