

Filed for Record at Request of:
SeaQuest Expeditions Inc.

**AFTER RECORDING MAIL TO:
SEAQUEST EXPEDITIONS INC.
3115 VILLA MARBELLA CIR.
RENO, NV 89509**



200002280133
Kathy Hill, Skagit County Auditor
2/28/2000 Page 1 of 4 2:16:23PM

Statutory Warranty Deed

THE GRANTOR s C. E. Morris and Janis R. Morris, HUSBAND AND WIFE, for and in consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to SEAQUEST EXPEDITIONS INC. a Nevada Corporation, the following described real estate, situated in the County of **SKAGIT**, STATE OF WASHINGTON:

TR 91 Pier C Anchor Cove Marina

SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTION AND "EXHIBIT B" FOR EXCEPTIONS

Tax Parcel #4331-000-091-0002
Dated this 25th day of JANUARY, 2000

By *C. E. Morris*
C. E. Morris

By *Janis R. Morris*
Janis R. Morris

STATE OF WASHINGTON COUNTY OF SKAGIT *34065* STATE OF WASHINGTON COUNTY OF SKAGIT
On this day personally appeared before me *ANN ANDERSON* Real Estate Excise Tax PAID On this day personally appeared before me *ANN ANDERSON*

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes there in mentioned.

GIVEN under my hand and official seal this 25th day of JANUARY 2000

Ann Anderson
Notary Public in and for the State of Washington,
Residing at LYNNWOOD
My appointment expires on 1-19-02

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes there in mentioned.

GIVEN under my hand and official seal this 25th day of JANUARY 2000

Ann Anderson
Notary Public in and for the State of Washington,
Residing at LYNNWOOD
My appointment expires on 1-19-02

ANN ANDERSON
NOTARY PUBLIC
EXPIRES FEB 28 2000
Amount Paid \$ 188.98
By: *[Signature]* Skagit County Treasurer Deputy

EXHIBIT A
LEGAL DESCRIPTION

PARCEL (A)

LEASEHOLD ESTATE IN TRACT 91 PIER C AS SHOWN ON SURVEY OF ANCHOR COVE MARINA, 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.

PARCEL (B)

AN UNDIVIDED 0.5681 PERCENTAGE INTEREST IN THE LAND LYING WITHIN ANCHOR COVE MARINA, AS SHOWN ON SURVEY OF ANCHOR COVE MARINA, 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 167, 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 FEE SIMPLE ESTATE IN THE REMAINDER).



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2/28/2000 Page 2 of 4 2:16:23PM

EXHIBIT B CONTINUED

H. 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 ENTITLED "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, 1893. (AFFECTS THAT PORTION OF SAID PREMISES LYING WITHIN PARCELS (A), (B), (D), AND (F), (AS DELINEATED ON FACE OF SURVEY.)

I. 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 RIGHTS 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 PARCELS (A), (B), (D), AND (F), (AS DELINEATED ON FACE OF SURVEY.)

J. 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

SAID COVENANTS WERE AMENDED BY INSTRUMENTS RECORDED FEBRUARY 23, 1981 AND DECEMBER 14, 1983 UNDER AUDITOR'S FILE NOS. 8102230007 AND 8312140008, A COPY OF WHICH ARE HERETO ATTACHED

K. LIENS WHICH MAY HAVE HERETOFORE ATTACHED PURSUANT TO THE PROVISIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS MENTIONED ABOVE IN PARAGRAPH (J)

L. 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.

M. AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED UPON THE CONDITIONS THEREIN PROVIDED.

BETWEEN CONDOMIUM : P.I.R. CORPORATION AND ANCHOR COVE MARINA
DATED : FEBRUARY 23, 1981
RECORDED : JULY 15, 1981
AUDITOR'S NO. : 8107150056
PROVIDING : AS IN COPY ATTACHED HERETO.



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