

AFTER RECORDING MAIL TO:
William C. Neils
10801 E. Happy Valley Road Lot 137
Scottsdale, AZ 85255



200102020072
Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: PA-95403-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): Edward E. Strickland, Margaret O. Strickland
Grantee(s): William C. Neils, Peggy H. Neils
Abbreviated Legal: Unit 40 FIDALGO MARINA CONDO
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): P102566/4599-000-040-0009

THE GRANTOR EDWARD E. STRICKLAND and MARGARET O. STRICKLAND, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to WILLIAM C. NEILS and PEGGY H. NEILS, husband and wife
the following described real estate, situated in the County of SKAGIT, State of Washington:

See Attached Exhibit A

39298
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

See Attached Exhibit B

FEB 02 2001

Dated this 17th day of January, 2001

Amount Paid \$ 640.80
Skagit County Treasurer
By: DC Deputy

By Edward E. Strickland
Edward E. Strickland

By _____

By Margaret O. Strickland
Margaret O. Strickland

By _____

STATE OF Florida }
County of Lee } SS:

I certify that I know or have satisfactory evidence that Edward E. Strickland and Margaret O. Strickland
are the person s who appeared before me, and said person s acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: 1/26/01

personally known to me
[Signature]

Notary Public in and for the State of _____
Residing at 150 Palm Ave Boca Grande FL
My appointment expires: _____

NELSON A. ITALIANO II
Notary Public, State of Florida
My Commission Expires December 27, 2001
Comm. No. CC0000005

EXHIBIT "A"

Unit 40, "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 thereof as contained in Deed recorded 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 to 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 American 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 with Maintenance Provision, recorded February 25, 1993, under Auditor's File No. 9302250058; Declaration and covenants, conditions, restrictions and reservations for Fidalgo Marina Condominium, recorded February 25, 1993, under Auditor's File No. 9302250060; Amendment to Declaration recorded March 5, 1993, under Auditor's File No. 9303050032; Amendment to Declaration recorded August 16, 1995, 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; Right, title and interest of the State of Washington, either present or by reversion, in and to that portion of said premises described; Reservation contained in instrument recorded April 4, 1997, under Auditor's File No. 9704040053.



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