

AFTER RECORDING MAIL TO:
THEIRRY CHARLES GILLETTE
2319 SKYLINE WAY
ANACORTES, WA 98221



200104050097
Skagit County Auditor
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Filed for Record at Request of
FIRST AMERICAN TITLE INSURANCE COMPANY
Escrow Number: 33699/64133

FIRST AMERICAN TITLE CO.

64133-1

Statutory Warranty Deed

Grantor(s): WEST COAST LAND INVESTMENTS, INC.
Grantee(s): THIERRY CHARLES GILLETTE
Abbreviated Legal: FIDALGO SHORES II CONDOMINIUM, records of SKAGIT County, WA
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 46060000100009 (R103499)

THE GRANTOR WEST COAST LAND INVESTMENTS, INC., A WASHINGTON CORPORATION for and in consideration of TEN DOLLARS 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 THIERRY CHARLES GILLETTE, an unmarried individual the following described real estate, situated in the County of SKAGIT, State of Washington: SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

SUBJECT TO: SCHEDULE "B-1" EXCEPTIONS ATTACHED

40227
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

APR 05 2001

Dated this 30th day of March, 2001

By WEST COAST LAND INVESTMENTS, INC.

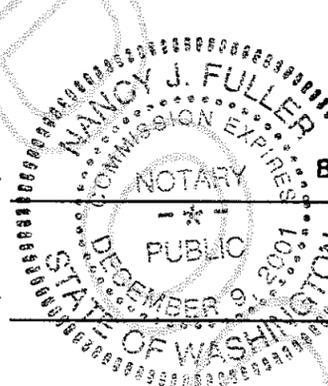
By Art Circo

STATE OF _____
County of _____

By _____

By _____

SS:



Amount Paid \$4005.00
By Mar Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that ART CIRCO 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 acknowledge it as the AGENT of WEST COAST LAND INVESTMENT, INC.

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 4/4/2001

Nancy J. Fuller

Notary Public in and for the State of WASHINGTON
Residing at Federal Way
My appointment expires: 12/9/01

EXHIBIT "A"

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Apartment Unit 10, of "FIDALGO SHORES II CONDOMINIUM", as per the Map and Survey Plans thereof recorded under Auditor's File No. 9307200028, in Volume 15 of Plats, pages 101 to 104, inclusive, records of Skagit County, Washington, and as further identified and set forth in that certain Condominium Declaration for Fidalgo Shores II Condominium, recorded July 27, 1993, under Auditor's File No. 9307270040, TOGETHER WITH the limited common areas assigned to said Unit as set forth in said Declaration; AND ALSO TOGETHER WITH an undivided 9.45% interest in the common areas and facilities as further identified and set forth in said Declaration.



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Schedule "B-1" Exceptions

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: August 18, 1961
Recorded: January 26, 1962
Auditor's No: 617291
Purpose: Transmission line
Area Affected: A portion of the subject property

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skyline Marina, Inc., a Washington Corporation
Recorded: February 28, 1972
Auditor's No: 764620
Purpose: Ingress, egress and utilities
Area Affected: A portion of the subject property

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Recorded: October 17, 1973
Auditor's No: 792226
Purpose: A pipeline or pipelines for oil and gas
Area Affected: A portion of the subject property

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Recorded: January 16, 1974
Auditor's No: 795667
Purpose: A pipeline or pipelines for oil and gas
Area Affected: A portion of the subject property

Said easement is a re-recording of instrument recorded October 17, 1973, under Auditor's File No. 792227.

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: July 9, 1975
Auditor's No: 818681
Purpose: Utilities
Area Affected: A portion of the subject property



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F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: June 9, 1975
Auditor's No: 818682
Purpose: Utilities
Area Affected: A portion of the subject property

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: June 9, 1975
Auditor's No: 818684
Purpose: Utilities
Area Affected: A portion of the subject property

H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: October 9, 1975
Auditor's No: 824613
Purpose: Ingress, egress, drainage and utilities
Area Affected: A portion of the subject property

I. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: August 2, 1977
Auditor's No: 861865
Purpose: Underground electric transmission and/or distribution system
Area Affected: A portion of the subject property

J. Unrecorded easement for underground power line, together with rights of ingress and egress, granted to United States Coast Guard by Skyline on Burrows Bay, Inc., constructive notice of which is given by recitals contained in instruments recorded July 3, 1961, and March 29, 1962, under Auditor's File Nos. 609474 and 619670, exact location undeterminable.

K. Reservation of minerals, mineral rights, etc., in Deeds from the State of Washington, dated January 5, 1912, and filed June 29, 1912, under Auditor's File No. 91959, in Volume 88 of Deeds, Page 639, and dated January 26, 1923, and filed March 3, 1923, under Auditor's File No. 162371, in Volume 128 of Deeds, Page 501.

(Affects tidelands only)

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in Deed referred to above.

L. Terms, conditions and provisions as set forth in that certain "Cl/ recorded under Auditor's File No. 7908080063, wherein Skyline Marine and Skyline Associates is the Grantee.



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L. Terms, conditions and provisions as set forth in that certain "Clarification Deed of Easement", recorded under Auditor's File No. 7908080063, wherein Skyline Marine Owners Association is the Grantor and Skyline Associates is the Grantee.

M. Any right which riparian owners and other members of the public may have to use shorelands and tidelands, or so much of the water of a contiguous body of water, or area, which is or has been navigable, for navigation and recreation purposes.

N. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963 (RCW 64.32) as now amended or as it may hereafter be amended.

O. 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 way 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.

P. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

Q. Provisions and conditions contained in the Dedication of the Plat of "Skyline No. 19", according to the plat thereof recorded in Volume 13 of Plats, Page 19, records of Skagit County, Washington, as follows:

Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.

R. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: August 14, 1980
Recorded: August 19, 1980
Auditor's No: 8008190071
Executed by: Skyline Associates

(Affects the Plat of "Skyline No. 19", recorded in Volume 13 of Plats, Page 19.)

S. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: August 14, 1980
Recorded: August 19, 1980
Auditor's No: 8008190072
Executed by: Skyline Associates



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T. Terms, provisions, covenants, conditions, definitions, options, obligations, easements and restrictions as may be contained in Condominium Declaration of the hereinafter named Condominium, a Horizontal Property Regime, and as may be contained in the By-laws adopted pursuant to said Declaration:

Condominium: Fidalgo Shores II
Recorded: July 27, 1973
Auditor's File No.: 9307270040

U. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: June 9, 1975
Auditor's No: 818683
Purpose: Utilities and related appurtenances
Area Affected: A portion of the subject property

V. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: June 9, 1975
Auditor's No: 818686
Purpose: Utilities and related appurtenances
Area Affected: A portion of the subject property

W. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: June 9, 1975
Auditor's No: 818687
Purpose: Utilities and related appurtenances
Area Affected: A portion of the subject property

X. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: June 23, 1976
Auditor's No: 837527
Purpose: Ingress, egress and utilities
Area Affected: A portion of the subject property

Y. EASEMENT PROVISIONS SET FORTH ON THE FACE OF THE PLAT OF "SKYLINE NO. 19", AS FOLLOWS:

"A non-exclusive easement is hereby reserved for and granted to all public and private utilities serving this subdivision, under and upon the exterior two feet of front boundary lines of Lots 7 through 15, including additional utility easements in corners of Lots 7, 8, 9, 10, 11, 12, 13, 14 and 15, as shown on Sheet 3 of this plat, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, wires, and pipelines, including all equipment and appurtenances necessary and related thereto, for the purpose of serving this subdivision and other property with electric telephone, CATV, water, sewer and gas service, together with the right to enter upon the lots at all times



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"The 10' Sanitary Sewer and 10' Storm Sewer Easements across Lot 7, as recorded by the Skagit County Auditor under File Nos. 818681, 818686 and 818685, are hereby extended from their point of termination to the Inner Harbor Line. A non-exclusive easement is hereby reserved for and granted to the City of Anacortes under and upon each side of the common boundary line between Lots 15 and 16, extending from Skyline Way to the Inner Harbor Line."

Z. PROVISIONS SET FORTH IN THE DEDICATION OF FIDALGO SHORES II CONDOMINIUM, AS FOLLOWS:

Know all men by these presents, that I, the undersigned owner in fee simple of the real property described herein, hereby dedicate the real property described in this Survey Map and these Plans for condominium purposes. The drives, walks, streets, grounds and other areas described herein are not dedicated to the public, but are preserved for the exclusive use and benefit of the unit owners. As part of the common elements, to the extent and in the manner set forth in the declaration. I, the undersigned owner of the property, hereby certify that all structural components and mechanical systems of all buildings containing or comprising units hereby created are substantially completed. The Survey Map and these Plans or any portion thereof shall be restricted by the terms of the declaration to be filed.

AA. NOTES SET FORTH ON THE FACE OF SAID SURVEY MAP AND FLOOR PLANS, AS FOLLOWS:

- 1.) All unit dimensions are to the surfaces of the wall studs and are shown to the nearest 0.05 feet;
- 2.) All floor elevations are on the top surfaces of floor and all ceiling elevations are to the under side of ceiling joists. All elevations are shown within 0.05 feet;
- 3.) Patios, driveways, and fireplaces are limited common element (L.C.E.);
- 4.) Unit numbers are shown; and
- 5.) Total unit area is in square feet including separation walls and represents living surfaces and garages.

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

Purpose: Public access, storm sewer, utility, electrical and trash corral
Affects: All as delineated on the face of said plat

CC. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: January 21, 1993
Recorded: January 26, 1993
Auditor's No: 9301260092
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 and landscaping and landscaping
Area Affected: danger to said line
Northerly 10 feet



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DD. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	City of Anacortes
Dated:	December 30, 1985
Recorded:	January 23, 1986
Auditor's No:	8601230033
Purpose:	Public Access
Area Affected:	Portion of Lot 15, Skyline Division 19



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