

AFTER RECORDING MAIL TO:  
David Wilton  
1220 123rd Avenue S.E.  
Bellevue, WA 98005



200201170073  
Skagit County Auditor  
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Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: PA-99922-E

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

Grantor(s): Eugene F. Duncan, Margaret J. Duncan  
Grantee(s): David Wilton, Linda Wilton  
Abbreviated Legal: Slip 99, Pier C ANCHOR COVE MARINA  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): P79250/4331-000-099-0004

**THE GRANTOR** EUGENE F. DUNCAN and MARGARET J. DUNCAN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DAVID WILTON and LINDA WILTON, 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"

218  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 17 2002

Amount Paid \$849.95  
Skagit Co. Treasurer  
By *DC* Deputy

Dated this 15th day of January, 2002

By *Eugene F. Duncan*  
Eugene F. Duncan

By \_\_\_\_\_

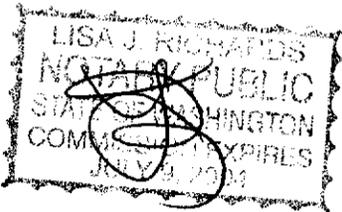
By *Margaret J. Duncan*  
Margaret J. Duncan

By \_\_\_\_\_

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Eugene Duncan and Margaret J. Duncan 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: January 16, 2002



*Lisa J. Richards*  
Lisa J. Richards  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: July 9, 2004

EXHIBIT "A"

DESCRIPTION:

PARCEL "A":

Leasehold Estate in Tract 99, 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, records of Skagit County, Washington.

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

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 187, 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 the fee simple estate in the remainder).

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



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Exhibit "B"

SUBJECT TO: Terms, covenants and conditions contained within that certain Lease recorded April 3, 1974, under Auditor's File No. 798754; terms and conditions of Assignment and Ratification dated February 23, 1981, recorded July 15, 1981, under Auditor's File No. 8107150056; Terms covenants and conditions contained within that certain Lease recorded May 31, 1974, under Auditor's File No. 801512, said Auditor's File No. is a re-recording of 798756; Terms and conditions of Assignment and Ratification dated February 23, 1981, recorded July 15, 1981, under Auditor's File No. 8107150056; Terms, covenants and conditions contained within that certain Lease recorded April 3, 1971, under Auditor's File No. 798757; Terms and conditions of Assignment and Ratification dated February 23, 1981, recorded July 15, 1981, under Auditor's File No. 8107150056; Rights, if any, of the Great Northern Railway Company to operate and maintain spur tracks over and across said premises; Easement for right of way for the construction, maintenance and operation of a railway track or tracks over and across a strip of land 16 feet wide in favor of Great Northern Railway Company, recorded August 22, 1946, under Auditor's File No. 395207; Easement for submarine cables in favor of Puget Sound Power & Light Company, dated July 20, 1959 and January 14, 1964, under Application Nos. 25646 and 29205; Rights of City of Anacortes to construct, maintain and operate sewers in vacated streets, as reserved in ordinances of vacation; Right 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; Covenants, conditions, restrictions, easement and assessments contained in Declaration dated October 16, 1975, recorded October 21, 1975, under Auditor's File No. 825125, Amendments to covenants recorded under Auditor's File Nos. 8402230007, 8312140008, 9001180014, 9212170010, 9212170011 and 9212170012; Rights of ingress and egress over portion 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; Any questions which may arise due to a title gap.



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