


AFTER RECORDING MAIL TO:
Moss Group LLC.
PO Box 6869
Bend, OR 97708


200204190162
Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: PA-100791-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Greg R. Van Zandt
Grantee(s): Moss Group LLC.
Abbreviated Legal: Unit & Slip 50, FIDALGO MARINA CONDOMINIUM
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): P102580/4599-000-050-0009

THE GRANTOR GREG R. VAN ZANDT, as his separate property
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to MOSS GROUP, L.L.C., an Oregon Limited Liability
Company
the following described real estate, situated in the County of SKAGIT, State of Washington:

See Attached Exhibit A

See Attached Exhibit B

1701
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

SUBJECT PROPERTY IS NOT GRANTOR'S PRIMARY RESIDENCE

APR 19 2002

Dated this 10th day of April, 2002

By Greg R. Van Zandt
Greg R. Van Zandt

Amount Paid \$ 747.60
Skagit County Treasurer
By: Deputy

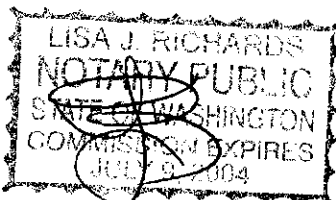
By _____ By _____

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Greg R. Van Zandt

is the person who appeared before me, and said person acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: April 16 2002



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

Exhibit A

PARCEL "A":

Unit 50, "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 No. 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 the use of any portion of the land which is now may formerly have been covered by water; Right of use, control, or regulation by the United States of America in the exercise of power over navigation; 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 Provisions, 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; Any adverse claim or other boundary disputes 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 which title is vested; 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 March 22, 1993, under Auditor's File No. 9303220148.



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