

AFTER RECORDING MAIL TO:  
GUMBO PROPERTIES, L.L.C.  
c/o Ace Hardware / 1720 Q Avenue  
Anacortes, WA 98221



200208060035  
Skagit County Auditor

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Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-101838-E

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Fidalgo Bay Investors, LLC  
Grantee(s): GUMBO PROPERTIES, L.L.C.  
Abbreviated Legal: Lot 2-3, records of Skagit County, WA, 19, 35, 2  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 350219-0-030-0000/P32940, 350219-0-041-0007/P32949

**THE GRANTOR** FIDALGO BAY INVESTORS, L.L.C., a Washington Limited Liability Company  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to GUMBO PROPERTIES, L.L.C., a Washington Limited Liability Company  
the following described real estate, situated in the County of Skagit, State of Washington:  
See Attached Exhibit A

Subject to: Schedule "B-1" attached hereto and made a part thereof.

3589  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 06 2002

Dated this 25th day of July, 2002

By Fidalgo Bay Investors, LLC

By Amount Paid \$ 31,150.00  
Skagit Co. Treasurer

By Deputy

By James R. Anderson, Manager

STATE OF WASHINGTON

County of Skagit

SS:

I certify that I know or have satisfactory evidence that James R. Anderson  
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 Manager  
of Fidalgo Bay Investors, LLC  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.  
Dated: August 5th, 2002

Carrie Huffer

Notary Public in and for the State of WASHINGTON

Residing at Burlington

My appointment expires: 12/31/2003



## Exhibit A

Lots 2 and 3 of Anacortes Short Plat No. ANA 94-002, approved November 28, 1994 and recorded December 8, 1994, under Auditor's File No. 9412080088 in Volume 11 of Short Plats, page 154, records of Skagit County, Washington; being a portion of Government Lot 2 in Section 19, Township 35 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.

Schedule "B-1"

PA-101838

### EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Electric transmission and distribution line  
In Favor Of: Puget Sound Power & Light Company  
Recorded: April 20, 1951  
Auditor's No.: 459740  
Affects: A strip of land the width of which is not disclosed, the centerline of which is described as follows: Beginning at a point on the South line of Lot 2, which is 1 foot West of the West line of former railroad right of way; thence North 23°19'30" West to the North line of said Lot 2.

B. RESERVATION CONTAINED IN INSTRUMENT:

Recorded: March 9, 1988  
Auditor's No.: 8803090052  
By: Burlington Northern Railroad Company  
As Follows:

EXCEPTING AND RESERVING, however, unto said Grantor, its successors and assigns, all of the coal, oil, gas casinghead gas and all ores and minerals of every kind and nature underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.  
(Affects portion formerly owned by Burlington Northern Railroad)

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Anacortes, a Washington Municipal corporation  
Purpose: For access and for public utility purposes including water, sewer, telephone, electricity, etc.  
Area Affected: As shown on face of Short Plat  
Dated: June 2, 1992  
Recorded: June 10, 1992  
Auditor's No.: 9206100112

- Continued -

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## EXCEPTIONS CONTINUED:

## D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Anacortes  
Purpose: For utilities including city utilities,  
power company, telephone company, gas  
company, and tv cable.  
Area Affected: Vacated alley as shown on face of Short  
Plat  
Dated: February 18, 1992  
Recorded: August 13, 1992  
Auditor's No.: 9208130065

## E. Notes shown on Short Plat:

1. Short Plat Number and date of approval shall be included in all deeds and contracts;
2. Zoning - Commercial;
3. Sewage Disposal - City of Anacortes;
4. Water - City of Anacortes;
5. Chapter 15.20 of the Anacortes Municipal Code will apply to any building permit application in this plat. If upon application for a building permit the City requires the dedication of right of way pursuant to Chapter 15.20 of the Anacortes Municipal Code and road dedication to the frontage of any lot in this short plat, the City may require the Easterly 10 feet of any lot(s) either by purchase or condemnation. Such a dedication will only be required to be paid by a developer as a condition of building permit approval if the development subject to the building permit would, if constructed, create the need for road improvements requiring the dedication and if the improvements are to be constructed simultaneously with the construction of the development so that the road improvements serve the development of the time it is ready for occupancy.
6. The City of Anacortes shall have an option to purchase the Easterly 10 feet of any lot this subdivision for a period of 10 years from the date of approval. The City shall give written notice to the owner of record of any such intention to exercise this option and shall obtain independent fair market value appraisal upon which the cash price of the property to be acquired shall be determined.
7. All improvements subject to front yard setbacks shall be set back from the Easterly boundary of the property a minimum of 20 feet from the boundary as it exists at the time this short plat is recorded and approved.
8. The City of Anacortes hereby authorizes the Southerly "tail" of property to be attached to the parcel to the West by boundary line adjustment.

## F. MATTERS DISCLOSED BY RECORD OF SURVEY

FILED: February 8, 2002  
VOL./PG.: N/A  
AUDITOR'S NO.: 200202080082



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