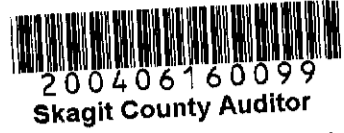


AFTER RECORDING MAIL TO:
Mr. and Mrs. James W. Larson
23530 NE 78th Way
Redmond, WA 98053



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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A81477

FIRST AMERICAN TITLE CO.
A81477-E

Statutory Warranty Deed

Grantor(s): Richard W. Dimmick
Grantee(s): James W. Larson and Linda J. Larson
Assessor's Tax Parcel Number(s): 4331-000-102-0009 P79253
Abbreviated Legal: Tract 102, Pier C "Anchor Cove Marina - Condominium"

THE GRANTOR Richard W. Dimmick, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James W. Larson and Linda J. Larson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

See the Legal Description attached hereto as Exhibit "A"

SUBJECT TO the Easements, Restrictions or other Exceptions contained on Schedule B-1 attached hereto.

Dated: 6/15/2004

Richard W. Dimmick
Richard W. Dimmick

3041
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 16 2004

Amount Paid \$ 993.40
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard W. Dimmick, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-15-04

Vicki L. Hoffman

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-05

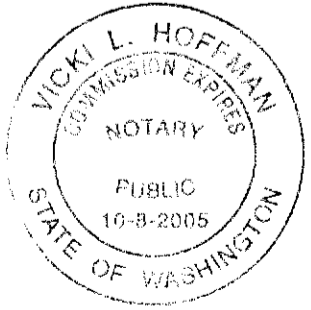


EXHIBIT "A"

A Leasehold Interest in the following described property:

Parcel "A":

Leasehold estate in Tract 102 Pier "C" as shown on Survey of "ANCHOR COVE MARINA, A CONDOMINIUM", 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, and as identified by Elevation of Piers recorded under Auditor's File No. 825124, records of Skagit County, Washington.

Parcel "B":

An undivided 0.5681% interest in the land lying within Anchor Cove Marina, as shown on Survey of "ANCHOR COVE MARINA, A CONDOMINIUM", 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 fee simple estate in the remainder).



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LPB-10

SCHEDULE "B-1"

Exceptions:

A. Terms, covenants and conditions contained within that certain Lease recorded April 3, 1974 under Auditor's File No. 798754.

(Affects that portion of said premises lying within Parcel F, as delineated on the face of survey.)

B. Terms, covenants and conditions contained within that certain Lease recorded May 31, 1974 under Auditor's File No. 801512.

(Affects that portion of said premises lying within Parcel C, as delineated on the face of survey.)

Said Lease being a rerecord of that certain Lease recorded April 3, 1974 under Auditor's File No. 798756.

C. Terms, covenants and conditions contained within that certain Lease recorded April 3, 1974 under Auditor's File No. 798757.

(Affects that portion of said premises lying within Parcels D and E, as delineated on the face of survey.)

D. Rights, if any, of the Great Northern Railway Company to operate and maintain spur tracks over and across said premises.

(Affects that portion of said premises lying within Parcels A, B, C, D and E, as delineated on the face of survey.)

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

For: Right-of-way for the construction, maintenance and operation of a railway track or track over and across a strip of land 16 feet wide
In Favor Of: Great Northern Railway Company, a Minnesota Corporation
Recorded: August 22, 1946
Auditor's No.: 395207
Affects: That portion of said premises lying within the vacated 5th Street adjacent to Parcel C, as delineated on the face of survey

F. EASEMENTS AFFECTING A PORTION OF SAID PREMISES AS DISCLOSED BY THAT CERTAIN UNRECORDED LEASE FROM THE STATE OF WASHINGTON TO P.I.R. CORPORATION:

For: Submarine cables
In Favor Of: Puget Sound Power & Light Company
Dated: July 20, 1959 and January 14, 1964
Application No's.: 25646 and 29205, respectively
Affects: That portion of said premises lying within Parcel F, as delineated on the face of survey



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G. Rights of City of Anacortes to construct, maintain and operate sewers in vacated streets, as reserved in ordinances of vacation.

H. Said land or a portion thereof may lie beneath navigable waters. Any portion of said land which lies or which may in the future lie beneath, navigable waters is subject to 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. (Affects that portion of said premises lying within Parcels A, B, D and F as delineated on the face of survey.)

I. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENT AND ASSESSMENTS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, EASEMENT AND ASSESSMENTS, AS HERETO ATTACHED:

Declaration Dated: October 16, 1975
Recorded: October 21, 1975
Auditor's No.: 825125
Executed By: P.I.R. Corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Recorded: February 23, 1981 and December 14, 1983
Auditor's No.: 8102230007 and 8312140008

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Recorded: December 17, 1992
Auditor's Nos.: 9212170010, 9212170011 and 9212170012

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Recorded: September 6, 1996 and January 2, 1999, December 14, 2000 and May 20, 2003
Auditor's Nos.: 9609060052, 9901020107, 200012140052 and 200305200155

J. Liens which may have heretofore attached pursuant to the provisions of covenants, conditions and restrictions mentioned above in Paragraph I.

K. Rights of ingress and egress over portions 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.

L. Any question which may arise due to a title gap affecting a small parcel of land, 14.5 feet wide by 124.5 feet long. Said gap affects a portion of Pier C, Tracts 76, 77, 78, 79, 101, 102 and 103 therein, the ramp leading to Pier C and a small portion of vacated "J" Avenue South of the ramp leading to Pier C.



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