

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Steve Simonis, Trustees  
5352 West Shore Road  
Anacortes, WA 98221



200406210215  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A81484

FIRST AMERICAN TITLE CO.

A81484-E

### Statutory Warranty Deed

Grantor(s): Carl E. Stubbs and Marlene M. Stubbs  
Grantee(s): Steve Simonis and Yemia Simonis, Trustees  
Assessor's Tax Parcel Number(s): 4331-000-103-0008 P79254

THE GRANTOR Carl E. Stubbs and Marlene M. Stubbs, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Steve Simonis and Yemia Simonis, Trustees of the Simonis Trust dated May 17, 2000 the following described real estate, situated in the County of Skagit, State of Washington.

See Legal Description attached as Exhibit "A"

Abbr. legal: Tract 103, Pierc "Anchor Cove Marina"

SUBJECT TO the Exceptions contained on Schedule B-1 attached hereto.

Dated: 6/10/2004

Carl E. Stubbs  
Carl E. Stubbs

Marlene M. Stubbs  
Marlene M. Stubbs

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
# 3131  
JUN 21 2004

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 890.00  
Skagit Co. Treasurer  
By [Signature] Deputy

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

Date: 6/10/04

Tamara A Satko

Notary Public in and for the State of Washington  
Residing at ANACORTES  
My appointment expires: 11/7/07

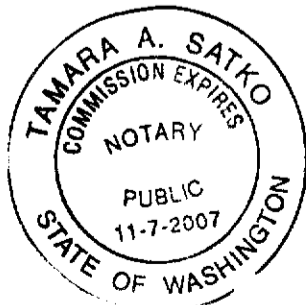


EXHIBIT "A"

PARCEL "A":

Leasehold estate in Tract 103 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 .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 .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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**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

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



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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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