

**AFTER RECORDING MAIL TO:**

**David O. Thorndike**  
4913 Wheel Drive  
Langley, WA 98260



200408090211  
Skagit County Auditor

8/9/2004 Page 1 of 4 3:19PM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 112978-PAE

LAND TITLE OF SKAGIT COUNTY

**Statutory Warranty Deed**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 4170  
AUG 09 2004

Grantor(s): Jeffrey C Hassell  
Grantee(s): David O. Thorndike and Janice G. Hamilton  
Abbreviated Legal: Tr 132, Pier D, Anchor Cove Marina  
Assessor's Tax Parcel Number(s): P79283/4331-000-132-0003

Amount Paid \$ 623.00  
By Skagit Co. Treasurer Deputy

THE GRANTOR Jeffrey C Hassell, a married man as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David O. Thorndike an unmarried person and Janice G. Hamilton, an unmarried person as Joint Tenants with the Right of Survivorship and not as Community Property or Tenants in Common. the following described real estate, situated in the County of Skagit, State of Washington.

The Grantees, by signing the acceptance below, evidence their intention to acquire said premises as Joint Tenants with the Right of Survivorship, and not as community property or as tenants in common.

David O. Thorndike

Janice G. Hamilton

**PARCEL "A":**

Leasehold Estate in Apartment 132, Pier "D" 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.

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

**PARCEL "B":**

An undivided 0.5187 percentage 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 167, 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.

Subject property is not Grantor's primary residence.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated July 20, 2004

Jeffrey C Hassell

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Jeffrey C Hassell** the person(s) 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.

Dated: July 20, 2004



KE Knud  
Notary Public in and for the State of Washington  
Residing at Scio, WA  
My appointment expires: 4-19-06



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**Schedule "B-i"**

**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.)  
Terms and conditions of Assignment and Ratification dated February 23, 1981 and recorded July 15, 1981, under Auditor's File No. 8107150056.
- 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 re-recording of that certain Lease recorded April 3, 1974, under Auditor's File No. 798756.  
Terms and conditions of Assignment and Ratification dated February 23, 1981 and recorded July 15, 1981, under Auditor's File No. 8107150056.
- 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.)  
Terms and conditions of Assignment and Ratification dated February 23, 1981 and recorded July 15, 1981, under Auditor's File No. 8107150056.
- 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 tracks 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 PIR CORPORATION.

For: Submarine cables  
In Favor Of: Puget Sound Power & Light Company  
Dated: July 20, 1959 and January 14, 1964  
Application Nos.: 25646 and 29205, respectively  
Affects: That portion of said premises lying within Parcel F, as delineated on the face of survey

- Continued -



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**Schedule "B-1"**

**EXCEPTIONS CONTINUED:**

- 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 Parcel 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

The above covenants were amended by instruments recorded February 23, 1981, December 14, 1983, January 18, 1990, December 17, 1992, September 6, 1996, January 20, 1999, December 14, 2000 and May 20, 2003, under Auditor's File Nos. 8102230007, 8312140008, 9001180014, 9212170011, 9212170012, 9609060052, 9901200107, 200012140052 and 200305200155, respectively, copies hereto attached.

- J. 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.
- K. 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.
- L. 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 entitled, "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, 1893. (Affects that portion of said premises lying within Parcel "A", "B", "D" and "F", as delineated on face of survey.)



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