

AFTER RECORDING MAIL TO:
Mr. and Mrs. Daniel E. Wheeler
4405 Marine Heights Way
Anacortes, WA 98221



200408160129
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A81991

Statutory Warranty Deed

Grantor(s): M. Patrick Sweeney, Trustee
Grantee(s): Daniel E. Wheeler and Carol L. Wheeler
Assessor's Tax Parcel Number(s): 4434-000-009-0009 P82180

FIRST AMERICAN TITLE CO.

A81991E-7

THE GRANTOR M. Patrick Sweeney, Trustee of The Sweeney Family Living Trust dated August 29, 1995 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Daniel E. Wheeler and Carol L. Wheeler, husband and wife** the following described real estate, situated in the County of **Skagit**, State of **Washington**.

Apartment Unit 6009, "FIDALGO CONDOMINIUM-PHASE 2", a condominium as shown on Survey Map and Floor Plans recorded March 9, 1981 in Volume 13 of Plats, pages 29 and 30 under Auditor's File No. 8103090039; said Survey Map and Floor Plans being an addition to Survey Map and Floor Plans recorded April 22, 1980 in Volume 12 of Plats, pages 99 and 100 under Auditor's File No. 8004220019 (being Phase 1) and as identified in "Subsequent Phase Certificate for Fidalgo Condominium" recorded March 9, 1981 under Auditor's File No. 8103090036 and as identified in Declaration recorded April 22, 1980 under Auditor's File No. 8004220017, records of Skagit County, Washington;

TOGETHER WITH an undivided 14.2857 percent interest in the common areas and facilities as described in said "Declaration" and "Subsequent Phase Certificate for Fidalgo Condominium".

TOGETHER WITH the exclusive use of Carport 6009, storage locker 6009, concrete driveway area for Apartment 6009 and patio area, deck, or stairway adjacent to Apartment 6009 as delineated on said Survey maps and Floor Plans and as identified in said "Declaration" and "Subsequent Phase Certificate for Fidalgo Condominium".

The Post Office address of the property is 6009 Sands Way, Anacortes, Washington, 98221 and the intended use of the unit is for residential purposes.

SUBJECT TO the Easements, Restrictions or other Exceptions contained on Exhibit "A" attached hereto.

Dated: August 10, 2004

M. Patrick Sweeney, Trustee
M. Patrick Sweeney, Trustee

4327
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

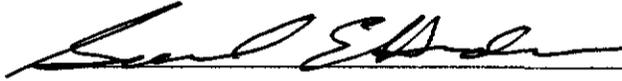
AUG 16 2004

Amount Paid \$ 2,225.00
Skagit County Treasurer
By: LP Deputy

STATE OF Virginia }
COUNTY OF Fairfax } SS:

I certify that I know or have satisfactory evidence that M. Patrick Sweeney, Trustee, 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: 8/12/04



Notary Public in and for the State of Virginia
Residing at Alexandria, VA 22307
My appointment expires: 11-30-07



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Exceptions:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Fidalgo Condominium – Phase 2
Recorded: March 9, 1981
Auditor's No: 8103090039

Said matters include but are not limited to the following:

1. A 20 foot reserve easement
2. Easement provision contained on the face of said plat of Skyline No. 16, according to the plat thereof recorded in Volume 10 of Plats, page 24, records of Skagit County, Washington, as follows:

An easement is hereby reserved for and granted to all public and private utilities serving this subdivision on, under and upon the exterior 7 feet of front boundary lines and under and upon the exterior 2.5 feet of said and rear boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, wires and pipelines, including all equipment and appurtenances necessary and related thereto, for the purposes of serving this subdivision and other property with electric, telephone, CATV, water, sewer and gas service, together with the right to enter upon the lots at all times for the purposes stated herein.

ALSO, all lots shall be subject to an easement 2.5 feet in width parallel with and adjoining all interior lot lines for drainage purposes. No lines or wires for the transmission of electric current or for telephone use, CATV, fire or police signals or for other purposes shall be place or permitted to the be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: January 26, 1962
Auditor's No.: 617291
Purpose: For electric transmission and distribution line, together with necessary appurtenances
Area Affected: Exact location undisclosed of record

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 20, 1971
Recorded: June 28, 1972
Auditor's No.: 770309



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D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Keith E. Brown
Dated: March 27, 1979
Recorded: June 7, 1979
Auditor's No.: 7906070041
Purpose: Retainment of easement for storm and rain drain
Area Affected: Undisclosed of record

E. Subject to unrecorded easement for underground powerline over and across the premises herein described, together with rights of ingress and egress, in favor of United States Coast Guard by Skyline on Burrows Bay, Inc., constructive notice of which is given by recital contained in instruments recorded under Auditor's File No. 609474 and 619670. (Affects common area)

F. Terms, provisions, definitions, covenants, reservations, options, obligations and restrictions contained in Declaration dated April 16, 1980 recorded April 22, 1980 under Auditor's File No. 8004220017, or as may be contained in any By-Laws adopted pursuant to Article 8 of said Declaration.

Said covenants being amended by "Subsequent Phase Certificate for Fidalgo Condominiums" recorded March 19, 1981 under Auditor's File No. 8103090036.

G. Terms, provisions and limitations contained in the Horizontal Property Regimes Act, Chapter 156 Laws of 1963, "R.C.W. 64.32", as amended.

H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Fidalgo Condominium owners
Recorded: April 22, 1980
Auditor's No.: 8004220017
Purpose: Ingress, egress and utilities and incidental purposes
Area Affected: Over, under and across the Northwesterly 20 feet and the Southwesterly 20 feet of Lot 82

I. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: April 16, 1980
Recorded: April 22, 1980
Auditor's No.: 8004220017



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