

AFTER RECORDING MAIL TO:

STREAMSIDE OF ESTES PARK, LLC
560 Warbass Way
Friday Harbor, WA 98250

CHICAGO TITLE CO. STATUTORY WARRANTY DEED

Escrow No.: 20044378
Title Order No.: IC32152 /

THE GRANTOR(S)

JOACHIM RICHTER and PATRICIA A. RICHTER, husband and wife

for and in consideration of IN COMPLETION OF AN IRC SECTION 1031 TAX DEFERRED EXCHANGE
in hand paid, conveys, and warrants to

STREAMSIDE OF ESTES PARK, LLC, a Colorado Limited Liability Corporation

the following described real estate, situated in the of Skagit, State of Washington:

UNIT 203, MARITIME BUILDING CONDOMINIUM, a Condominium, according to the first
amendment to survey and map plans recorded December 6, 1999 under Auditor's File No.
199912060103, AND declaration thereof recorded January 31, 1997 under Auditor's File No.
9701310007 *in Volume 16 of Plats, pages 156 through 158, records of Skagit County,
Washington.

Assessor's Property Tax Parcel/Account Number: 4690-000-203-000

SUBJECT TO covenants, conditions and restrictions of record as set forth in attached Exhibit "A",
which is incorporated herein by this reference as though
fully set forth.

Dated: Aug. 25 - 04

Joachim Richter
JOACHIM RICHTER

Patricia A. Richter
PATRICIA A. RICHTER

*and Second Amendment to Declaration
recorded August 27, 2004 under Auditor's
File No. 200408270154;

4744
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 01 2004

Alfred J. Packer
By PA Deputy
8010

STATE OF Washington

) ss.

COUNTY OF San Juan

I certify that I know or have satisfactory evidence that JOACHIM RICHTER and PATRICIA A. RICHTER
are the person(s) who appeared before me, and said person(s) acknowledged that they signed this
instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned
in this instrument.

Dated: 25 day of August, 2004

Lisa P. Anderson
LISA P. ANDERSON
Notary Public in and for the State of Washington
residing at Friday Harbor
My Commission Expires: 4-27-08

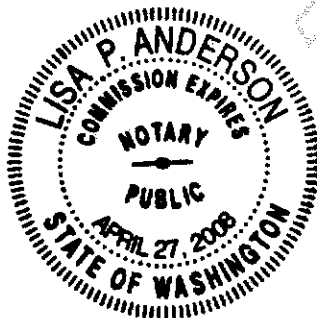


EXHIBIT "A"

SUBJECT TO:

1. Easement delineated on the face of said plat;
For: Drainage and utilities
Affects: The North 5 feet of common area
2. Easement dedicated on the face of said plat;
For: Slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads
3. Unrecorded easement for power line granted to United States Coast Guard, constructive notice of which is given by recital contained in instrument
Recorded: June 3, 1961
Recording No.: 609474, records of Skagit County, WA
Affects: The exact location of said easement is undeterminable

NOTE: A portion of said power line was transferred to Puget Sound Power and Light Company, by instrument

Dated: March 15, 1962
Recorded: March 29, 1962
Recording No.: 619670, records of Skagit County, WA

4. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: January 26, 1962
Auditor's No.: 617291, records of Skagit County, WA
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: We are unable to determine the exact location of said easement rights

5. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Puget Sound Power & Light Company and General Telephone Company of the Northwest, Inc., and their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purposes of serving this subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes.

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: February 22, 1971, and August 4, 1975
Auditor's Nos.: 748984 and 821474, records of Skagit County, WA
Imposed by: Skyline Beach Club, Inc., a non-profit corporation
7. Joint use of a finger pier located on the Northerly line of said premises, with owners of Lot 6, as disclosed by instrument
Recorded: October 12, 1994
Auditor's No.: 9410120064, records of Skagit County, WA



EXHIBIT "B"

SUBJECT TO:

8. Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap by does not discriminate against handicap persons;

Recorded:

January 31, 1997 and November 20, 1999

Auditor's No.:

9701310008 and 199912060103, records of Skagit County, WA

AND AMENDED December 6, 1999 under Auditor's File No. 199912060104

9. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.

Page 3

10. Notes as set forth on face of condominiums as follows:

Parking spaces and other limited common elements are assigned to units as designated under Article 6 of the declaration.

Security Gate "LCE" is a limited common element for Units A through F.

An access easement for walking across ramp with security gate and the docks to the East is granted to Units 103, 201, 202, and 203 as set forth in article 12.7.6 of the declaration.

11. Easement Agreement, including the terms and conditions thereof, entered into
By: Walter F. Vendetti and Diane Vendetti, husband and wife
And between: Van Sealon, Inc.
Recorded: January 23, 1997
Auditor's No.: 9701230111, records of Skagit County, WA
Providing: Moorage and maintenance

12. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land OR to use any portion of the land which is now or may formerly have been covered by water.

13. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.

14. Any question that may arise due to shifting or change of the line of high water of Flounder Bay OR due to said bay having shifted or changed its line of high water.

15. Amendment to plans and survey recorded December 6, 1999, under Auditor's File No. 199912060103, records of Skagit County, Washington.



200409010103
Skagit County Auditor