

AFTER RECORDING MAIL TO:

Michael A Lewis
C/O PO Box 1391
Shelton, WA 98584



200504260280
Skagit County Auditor

4/26/2005 Page 1 of 4 3:52PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 115782-pae

Statutory Warranty Deed

Grantor(s): Richard V Fabian
Grantee(s): Michael A Lewis and Debbie A Lewis
Abbreviated Legal: Apt. 155, Pier D, Anchor Cove Marina
Assessor's Tax Parcel Number(s): P79306/4331-000-155-0005

THE GRANTOR Richard V Fabian, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael A Lewis and Debbie A Lewis, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

PARCEL "A":

Leasehold Estate in Apartment 155, 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 0.7855 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 0.7785 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 TO: SEE ATTACHED SCHEDULE B-1.

1961
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated April 14, 2005

APR 26 2005

Richard V Fabian

Amount Paid \$ 801.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Richard V Fabian**
the person(s) who appeared before me, and said person(s) acknowledged that He
signed this instrument and acknowledge it to be His free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 4-26-05



KC Knudson

Notary Public in and for the State of WA
Residing at Sedro Woolley
My appointment expires: 4-19-06



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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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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.)
- M. Terms and conditions of that certain "Assignment and Ratification" recorded July 15, 1981, under Auditor's File No. 8107150056.
- N. Liens which may have heretofore attached pursuant to the provisions of covenants, conditions and restrictions mentioned above in Paragraph I.



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