

When recorded return to:

Mr. and Mrs. Iver W. Johnson, Jr.
1502 38th Street
Anacortes, WA 98221



200610160077
Skagit County Auditor

10/16/2006 Page 1 of 5 9:23AM

Recorded at the request of:
First American Title
File Number: A89529

Statutory Warranty Deed

THE GRANTORS James W. Larson and Linda J. Larson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Iver W. Johnson, Jr. and Cheryl L. Johnson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.
A89529E

Abbreviated Legal:
Tract 102, Pier C, "ANCHOR COVE MARINA, A CONDOMINIUM"

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P79253, 4331-000-102-0009

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "B" attached hereto.

12 JWS KEN JWS
Dated October 9, 2006

James W. Larson
James W. Larson

Linda J. Larson
Linda J. Larson

#5334
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

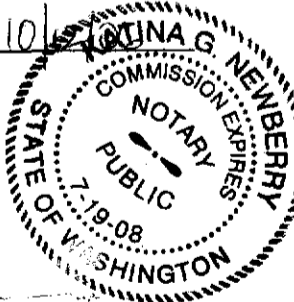
OCT 16 2006
1073⁰⁰

STATE OF Washington)
COUNTY OF King) SS:

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

I certify that I know or have satisfactory evidence that James W. Larson and Linda J. Larson, 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: 10/16/06



Katina G. Newberry
Notary Public in and for the State of Washington
Residing at Fall City
My appointment expires: 7/19/08

EXHIBIT A

Parcel "A":

Leasehold estate in Tract 102 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 0.5681% 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 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 fee simple estate in the remainder).



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EXCEPTIONS:

A. 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.

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 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.

C. 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.)

D. 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

E. 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



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

G. 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.)

H. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENT AND ASSESSMENTS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, EASEMENT AND ASSESSMENTS:

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:

Recorded: February 23, 1981 and December 14, 1983
Auditor's No.: 8102230007 and 8312140008

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Recorded: December 17, 1992
Auditor's Nos.: 9212170010, 9212170011 and 9212170012

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Recorded: September 6, 1996 and January 2, 1999, December 14, 2000,
May 20, 2003 and November 23, 2004
Auditor's Nos.: 9609060052, 9901020107, 200012140052, 200305200155
and 200411230121

I. 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.

J. 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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K. LEASE, AND THE TERMS AND CONDITIONS THEREOF:

Lessor: State of Washington, acting through the Department of Natural Resources
Lessee: Anchor Cove Marina Condominium Association, a Condominium Association
Term: Thirty (30) years, beginning August 1, 2004
Dated: July 27, 2004
Recorded: September 10, 2004
Auditor's No.: 200409100144

Exhibit to said Lease recorded September 17, 2004 under Auditor's File No. 200409170094.

Said Lease replaces expired Lease recorded under Auditor's File No. 798754.

L. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, chapter 156, Laws of 1963 (R.C.W. 64.32) as now amended or as may hereafter be amended.

M. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.



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