



200806270167
Skagit County Auditor

6/27/2008 Page 1 of 6 3:48PM

WHEN RECORDED RETURN TO
BRUCE C BARTLETT
290 LOCHWOOD DRIVE
CAMANO ISLAND, WASHINGTON 98282

CHICAGO TITLE CO. 1C45909



CHICAGO TITLE INSURANCE COMPANY

5111191

STATUTORY WARRANTY DEED

THE GRANTOR(S)
RODLAND TOYOTA INC.

for and in consideration of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to
BRUCE C BARTLETT AND GAIL Y BARTLETT, HUSBAND AND WIFE

the following described real estate situated in the County of SKAGIT State of Washington:
FULL LEGAL DISCRIPTION ATTACHED ON EXHIBIT "A"

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

Abbreviated Legal: TRACT 24 PIER A SURVEY OF ANCHOR MARINA

Tax Account Number(s): P 79174

Dated: JUNE 23, 2008

2110
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 27 2008

By MF

2319.00

RODLAND TOYOTA INC.

WALLACE RODLAND

LPB10/KLC/052006

STATE OF WASHINGTON COUNTY OF
ON THIS 23 DAY OF June, 2008, BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND
SWORN, PERSONALLY APPEARED WALLACE RODLAND AND _____ TO ME KNOWN
TO BE THE President AND _____ OF THE CORPORATION THAT EXECUTED
THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE
THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES
AND PURPOSES THEREIN MENTIONED, AND ON OATH STATE THAT _____ AUTHORIZED
TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED THERETO (IF
ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL
SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Teresa Varner

NOTARY SIGNATURE

PRINTED NAME: Teresa Varner
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Manlyville
MY COMMISSION EXPIRES 5/29/11



200806270167
Skagit County Auditor
6/27/2008 Page 2 of 6 3:48PM

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 511191

LEGAL DESCRIPTION

The land referred to is situated in the State of Washington, County of SKAGIT, and is described as follows:

PARCEL A:

Leasehold Estate in Tract 24, Pier "A" as shown on SURVEY OF ANCHOR COVE MARINA, 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;

Situated in Skagit County, Washington

PARCEL B:

An undivided 0.6176% percentage interest in the land lying within Anchor Cove Marina, as shown on SURVEY OF ANCHOR COVE MARINA, 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 0.6176% 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.)

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



200806270167
Skagit County Auditor

6/27/2008 Page 3 of 6 3:48PM

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B

Escrow No.: 005111191

SUBJECT TO:

A Lease, or memorandum thereof, including the terms and conditions thereof;

Recorded: April 3, 1974
Auditor's No.: 798754, records of Skagit County, Washington
Lessor: The State of Washington
Lessee: PIR Corporation
Affects: That portion of said premises lying within Parcel F, as delineated on the face of said survey

The Lessee's interest was assigned by instrument;

Dated: February 23, 1981
Recorded: July 15, 1981
Auditor's No.: 8107150056, records of Skagit County, Washington
Assignee: Owners of individual units

A Lease, or memorandum thereof, including the terms and conditions thereof;

Dated: January 1, 1974
Recorded: April 3, 1974; May 31, 1974
Auditor's No.: 798756 and re-recorded under 801512, records of Skagit County, Washington
Lessor: Port of Anacortes
Lessee: P.I.R. Corporation
Affects: That portion of said premises lying within Parcel C, as delineated on the face of said survey

The Lessee's interest was assigned by instrument;

Dated: February 23, 1981
Recorded: July 15, 1981
Auditor's No.: 8107150056, records of Skagit County, Washington
Assignee: Owners of individual units

A Lease, or memorandum thereof, including the terms and conditions thereof;

Dated: January 1, 1974
Recorded: April 3, 1974
Auditor's No.: 798757, records of Skagit County, Washington
Lessor: Port of Anacortes
Lessee: P.I.R. Corporation
Affects: That portion of said premises lying within Parcels D and E, as delineated on the face of said survey

The Lessee's interest was assigned by instrument;

Dated: February 23, 1981
Recorded: July 15, 1981
Auditor's No.: 8107150056, records of Skagit County, Washington
Assignee: Owners of individual units

EXHIBIT3/RDA/0999



200806270167
Skagit County Auditor

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B

Escrow No.: 005111191

Rights, if any, of the Great Northern Railway Company, now Burlington Northern Railroad Company, to operate and maintain spur tracks;

Affects: That portion of said premises lying within Parcels A, B, C, D and E, as delineated on the face of said survey

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 22, 1946

Auditor's No(s): 395207, records of Skagit County, Washington

In favor of: Great Northern Railway Company, a Minnesota corporation

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, and incidental purposes

Affects: That portion of said premises lying within vacated 5th Street adjacent to Parcel C, as delineated on the face of said survey

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded:

Auditor's No(s): 25646 and 29205, records of Skagit County, Washington

In favor of: Puget Sound Power and Light Company

For: Submarine cables

Affects: That portion of said premises lying within Parcel F, as delineated on the face of said survey

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

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 way 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 state, approved March 9, 1893;

Affects: That portion of said premises lying within Parcels A, B, D and F, as delineated on the face of said survey

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;

Recorded: October 21, 1975

Auditor's No(s): 825125, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: February 23, 1981; September 6, 1996; January 20, 1999; December 14, 2000; May 20, 2003; and November 23, 2004

Auditor's No(s): 8102230007; 9609060052; 9901200107; 200012140052; 200305200155; and 200411230121, records of Skagit County, Washington

EXHIBIT3/RDA/0999



200806270167
Skagit County Auditor

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EXHIBIT B

Escrow No.: 005111191

Rights of ingress and egress over portions of the plat designated as common area or limited common area, and the right to use said areas for all proper purposes;

In Favor Of: Other holders of undivided interests or other occupants of the numbered lots

Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act (Condominiums), Chapter 156, Laws of 1963 (RCW 64.32) as now amended or as it may hereafter be amended.

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: October 21, 1975

Auditor's No(s): 825125, records of Skagit County, Washington

Imposed By: Anchor Cove Marina Condominium Association

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.

Record of Survey:

Recorded: November 17, 2003

Auditor's File No.: 200311170257, records of Skagit County, Washington

A Lease, or memorandum thereof, including the terms and conditions thereof;

Recorded: September 10, 2004

Auditor's No.: 200409100144, records of Skagit County, Washington

Lessor: The State of Washington

Lessee: Anchor Cove Marina Condominium Association

Affects: That portion of said premises lying within the Harbor Lease Boundary as delineated on the face of a survey recorded under Auditor's File No. 200311170257, records of Skagit County, Washington

Lease Exhibits A-1 and A-2;

Recorded: September 17, 2004

Auditor's File No.: 200409170094, records of Skagit County, Washington

Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: September 17, 2004

Auditor's No(s): 200409170094, records of Skagit County, Washington

Agreement, including the terms and conditions thereof; entered into;

By: P.I.R. Corporation and Anchor Cove Marina Condominium Association

Recorded: February 23, 1981

Auditor's No. 8107150056, records of Skagit County, Washington

Providing: Reference to the record is made for full particulars

EXHIBIT3/RDA/0999



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