



200903110132

Skagit County Auditor

3/11/2009 Page 1 of 5 3:51PM

LAND TITLE OF SKAGIT COUNTY

When recorded return to:

Ki Whorton and Terri Whorton
1405 9th Street
Anacortes, Washington 98221

132636.00

Statutory Warranty Deed

The Grantor, Steven L. Dubinsky, a married man as his separate estate, for and in consideration of exchange of real property, conveys and warrants to Ki Whorton and Terri Whorton, husband and wife, Grantee, the following described real estate situated in the City of Anacortes, County of Skagit, State of Washington:

Abbreviated legal description:

Lot 153, Pier D, Anchor Cove Marina (full legal description contained in Schedule "A-1" attached hereto and incorporated hereby);

Tax Account No. 4331-000-153-0007

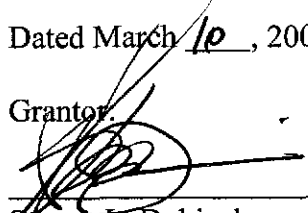
Property Identification No. P79304.

Subject to matters contained in Schedule "B-1" attached hereto and incorporated hereby.

The above-described property does not constitute, and has never constituted, the primary residence of Grantor.

Dated March 10, 2009.

Grantor:



Steven L. Dubinsky

(jurat attached)

667
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

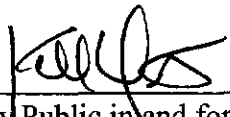
MAR 11 2009

Amount Paid \$ 1073.00
Skagit Co. Treasurer
By *JHAM* Deputy

State of Washington)
County of King) ss.

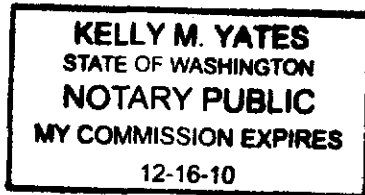
On this day personally appeared before me Steven L. Dubinsky, to me known, or proved to me on the basis of satisfactory evidence, to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 10th day of March, 2009.



Notary Public in and for the State of
Washington, residing at Seattle, Washington.
My appointment expires: December 16, 2010

(Seal or Stamp)



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Schedule A-1

PARCEL "A":

Leasehold Estate in Apartment 153, 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 0.5681 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 0.5681 percentage 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.



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Schedule B-1 Exceptions

A. LEASE AND THE TERMS AND CONDITIONS THEREOF:

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

B. 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.)

C. 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.

D. 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

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



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Schedule B-1 Exceptions continued

F. 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.)

G. 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, May 20, 2003 and November 23, 2004, under Auditor's File Nos. 8102230007, 8312140008, 9001180014, 9212170010, 9212170011, 9212170012, 9609060052, 9901200107, 200012140052, 200305200155 and 200411230121, respectively.

H. 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.

I. 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.

J. 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.)



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