



201008130053
Skagit County Auditor

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When recorded return to:

Wheeler Family Trust of 2004
1004 Commercial Avenue #1089
Anacortes, WA 98221

Recorded at the request of:

File Number: A100149

Statutory Warranty Deed

THE GRANTOR Fidalgo Storage, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Daniel E. Wheeler and Carol L. Wheeler, Trustees of the Wheeler Family Trust dated July 7, 2004 and as amended on February 4, 2008 the following described real estate, situated in the County of Skagit, State of Washington.

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:

Unit 101, Building 1, "FIDALGO BUSINESS PARK CONDOMINIUM" A100149-1

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P129867, 4990-001-101-0000

Dated 8/05/2010

Fidalgo Storage, LLC

Robert Howe
By: Robert Howe, Managing Member
HOWE ANACORTES LLC

2463
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 13 2010

Amount Paid \$ 2835.20
By mm Deputy
Skagit Co. Treasurer

STATE OF Washington
COUNTY OF Skagit SS:

I certify that I know or have satisfactory evidence that Robert Howe MANAGER OF HOWE ANACORTES LLC is/are the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the Managing Member of Fidalgo Storage, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: August 11, 2010

Notary Public in and for the State of Washington

Residing at Lynden

My appointment expires: 03-26-2014

John R Leaty

Notary Public
State of Washington
Commission Expires March 26, 2014

EXHIBIT A

PARCEL "A":

Unit 101, Building 1, "FIDALGO BUSINESS PARK CONDOMINIUM", according to Declaration recorded on October 8, 2009 under Auditor's File No. 200910080142 and Survey Map and Plans recorded under Auditor's File No. 200910080141, records of Skagit County, Washington.

PARCEL "B":

A non-exclusive easement for ingress and egress reserved in deed to Jerry Smith, et al recorded August 16, 1994, under Auditor's File No. 9408160065 and delineated on the face of Skagit Sound Business Park Condominium recorded May 3, 2007, under Auditor's File No. 200705030118, and Fidalgo Business Park Condominium recorded October 8, 2009 under Auditor's File No. 200910080141.



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EXHIBIT "B"

EXCEPTIONS:

A. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: January 12, 1961
Auditor's No.: 603031

B. MEMORANDUM OF LEASE, AND THE TERMS AND CONDITIONS THEREOF:

Lessor: Chuck E. Moore and Phyllis M. Moore, husband and wife
Lessee: Dynamic Sign Company, a Washington proprietorship (Matt & Lynne Minninger, husband and wife dba Dynamic Sign Company)

Dated: July 30, 1992

Recorded: July 31, 1992

Auditor's No.: 9207310078

Term: Term to expire April 27, 1997, and to continue from year to year thereafter unless terminated by either party giving written notice to the other party

C. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: August 16, 1994
Auditor's No.: 9408160065
Purpose: Ingress and egress
Area Affected: Undisclosed

D. Any question that may arise regarding the exact location of the 50-foot wide easement established by Auditor's File No. 9408160065 and set forth on Schedule "C" hereto.

E. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: May 13, 1996
Auditor's No.: 9605130079
Purpose: Ingress, egress and utilities
Area Affected: Undisclosed



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F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: February 11, 1999
Auditor's No.: 9902110074

Said matters include but are not limited to the following:

1. Mislocated fencelines
2. Occupational Indicators Note: This Survey has depicted existing fence lines and other occupation in accordance with W.A.C. Ch. 332.30. These occupational indicators may indicate a potential for claims of unwritten title ownership. The legal resolution of ownership based upon unwritten title claims has not been resolved by this boundary survey.
3. 50 foot easement for ingress and egress as outlined under Skagit County Auditor's File No. 9408160065 and as depicted on Short Plat No. 95-020, recorded in Book 12 of Short Plats, pages 96 and 97. The exact location subject to change with the future development of the Short Plat property.
4. According to easement agreement outlined in Declaration and Agreement for Maintenance and Repair recorded under Auditor's File No. 9605130079 the subject parcel is beneficiary to a 50-foot "non-exclusive easement for ingress, egress and utilities and road construction over, under and across" the property of Short Plat No. 95-020 "in a direction and for a distance to be determined by Survey".

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Dated: August 25, 2005
Recorded: September 6, 2005
Auditor's No.: 200509060172
Purpose: Sanitary sewage facilities
Area Affected: Ptn. subject property

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit Sound Enterprises, LLC, et al
Dated: March 19, 2008
Recorded: June 2, 2008
Auditor's No.: 200806020027
Purpose: Tri Party Utility and Access Agreement
Area Affected: See document

I. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Weaver Land Holdings, LLC
And: Fidalgo Storage LLC
Dated: August 26, 2008
Recorded: September 15, 2008
Auditor's No.: 200809150088
Regarding: Storm Water Drainage Easement Agreement



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J. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: August 26, 2008
Recorded: September 15, 2008
Auditor's No.: 200809150105
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion of subject property

K. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Erik L. Bowman and Dulcie Bowman, husband and wife
And: Fidalgo Storage LLC
Dated: January 2009
Recorded: February 5, 2009
Auditor's Nos.: 200902050044 and 200902050045
Regarding: Storm Water Drainage Easement Agreement

L. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Karolyne A. DeAtley, a single person
And: Fidalgo Storage LLC
Dated: January 29, 2009
Recorded: February 5, 2009
Auditor's No.: 200902050046
Regarding: Storm Water Drainage Easement Agreement

M. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit Sound Enterprises LLC
And: Fidalgo Storage LLC
Dated: April 2, 2008
Recorded: February 5, 2009
Auditor's No.: 200902050076
Regarding: Storm Water Drainage Easement Agreement



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N. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
PLAT/SUBDIVISION:

Plat/Subdivision Name: Fidalgo Business Park Condominium
Recorded: October 8, 2009
Auditor's No.: 200910080141

O. 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.

P. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: October 8, 2009
Auditor's File No.: 200910080142



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