

When recorded return to:

Museum of Northwest Art
121 1st Street
La Conner, WA 98257

Recorded at the request of:

File Number: A100558



201010280101
Skagit County Auditor

10/28/2010 Page 1 of 6 1:31PM

Statutory Warranty Deed

A100558
GUARDIAN NORTHWEST TITLE CO.

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 Museum of Northwest Art, a Washington Non-profit corporation the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Unit 102, Building 1, "FIDALGO BUSINESS PARK CONDOMINIUM"

Tax Parcel Number(s): P129868, 4990-001-102-0000

PARCEL "A":

Unit 102, 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.

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 per Exhibit "A" attached hereto

Dated 10/12/2010

Fidalgo Storage, LLC

By: Howe Anacortes, LLC, its Managing Member

By: Robert Howe, its Manager

3287
SKAGIT COUNTY WASHINGTON
REAL ESTATE DEED TAX

OCT 28 2010

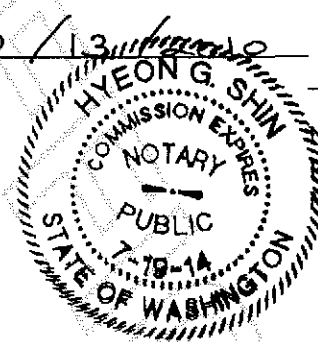
Amount Paid to
Skagit Co. Treasurer
By CM Deputy

2675.00

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that _____
Robert Howe 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
Manager of Howe Associates LLC, of 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: 10/13/2010 _____
Notary Public in and for the State of Washington
Residing at Snohomish
My appointment expires: 7/19/2014



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EXHIBIT A

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

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.



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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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