



201103220097

Skagit County Auditor

3/22/2011 Page 1 of 3 2:22PM

When Recorded, Return To:

Pamela J. Lien
215 N. Sunset Drive
Camano Island, WA 98282

QUIT CLAIM DEED

Grantor: Dan H. Lien
Grantee: Pamela J. Lien

Legal Description:
See Attached.

Assessor's Tax Parcel #: R79211

THE GRANTOR, Dan H. Lien, for and in consideration of the terms of Decree of Dissolution entered in Skagit County Superior Court under Skagit County Cause No. 03-3-00298-0 conveys and quit claims to the grantee, Pamela J. Lien, the above described real estate, together with all after acquired title of the grantor.

DATED: 10-20-10



Dan H. Lien

765
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 21 2011

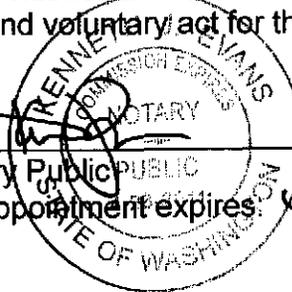
QUIT CLAIM DEED - 1

MF

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Dan H. Lien signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 10-20-10



Notary Public
My appointment expires: 4-23-2011

QUIT CLAIM DEED - 2



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Exhibit A

PARCEL "A"

Leasehold Estate in Tract 6D, Pier "E" 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, 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, 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 73, inclusive, Pier B;

Tracts 76 through 123, 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 the fee simple estate in the remainder.)

Situate in the City of Anacortes, County of Skagit, State of Washington.

Exhibit B

SUBJECT TO: Terms, covenants and conditions contained within that certain Lease recorded April 3, 1974, under Auditor's File No. 798754; Terms and conditions of Assignment and Ratification dated February 23, 1981, recorded July 15, 1981, under Auditor's File No. 8107150056; Terms, covenants and conditions contained within that certain Lease recorded May 31, 1974, under Auditor's File No. 801512, said Lease is a re-recording of Auditor's File No. 798756; Terms and conditions of Assignment and Ratification dated February 23, 1981, recorded July 15, 1981, under Auditor's File No. 8107150056; Terms, covenants and conditions contained within that certain Lease recorded April 3, 1974, under Auditor's File No. 798757; Terms and conditions of Assignment and Ratification dated February 23, 1981, recorded July 15, 1981, under Auditor's File No. 8107150056; Rights, if any, of the Great Northern Railway Company to operate and maintain spur tracks over and across said premises; Easement for right of way for railway tracks, recorded August 22, 1946, under Auditor's File No. 395207; Easement for submarine cables dated July 20, 1959 and January 14, 1964, Application Nos.: 25646 and 29205; Rights of the City of Anacortes to construct, maintain and operate sewers in vacated streets, as reserved in ordinances of vacation; Navigation and incidental rights See Wilbur vs. Gallagher 77 Washington Decision 2nd, page 307; Covenants, conditions, restrictions, easement and assessments contained in Declaration dated October 16, 1975, recorded October 21, 1975, under Auditor's File No. 825125; Amendments to covenants recorded under Auditor's File Nos. 8102230007, 8312140008, 9001180014, 9212170010, 9212170011 and 9212170012; Rights of ingress and egress over portions of the Plat designated as common area or limited common; 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; 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 approved May 9, 1893.

