



201107220012  
Skagit County Auditor

7/22/2011 Page 1 of 5 10:29AM

When recorded return to:  
Mark Wolf and Karen Wolf  
PO Box 1858  
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620013455

CHICAGO TITLE 620013455

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard S. Piel and Nancy A. Aikman, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Mark A Wolf and Karen A Wolf, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Unit 15, FIDALGO SHORES II CONDOMINIUM, a condominium, according to Declaration thereof recorded July 27, 1993, under Auditor's File No. 9307270040 and any amendments thereto; and Survey and Map Plans thereof recorded in Volume 15 of Plats, pages 101 through 104, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P103504, 4606-000-015-0004

Subject to: Covenants, conditions, restrictions and easements of record:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 20, 2011

Richard S. Piel

Nancy A. Aikman

2188  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 22 2011

Amount Paid \$ 8727.00  
By Skagit Co. Treasurer  
Deputy

STATUTORY WARRANTY DEED  
(continued)

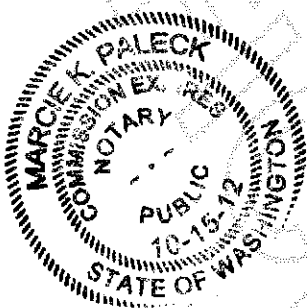
State of WASHINGTON

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that

RICHARD S. PIEL AND NANCY A. AIKMAN  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: July 20 2011



Marcie Paleck  
Name: MARCIE K. PALECK  
Notary Public in and for the State of WASHINGTON  
Residing at: MOUNT VERNON, WA  
My appointment expires: October 15 2012



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**EXHIBIT "A"**  
**Exceptions**

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: January 26, 1962  
Auditor's No.: 617291, records of Skagit County, WA  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
  
The exact location of said easement is not disclosed of record.
2. Terms, conditions and provisions as set forth in that certain "Clarification Deed of Easement"  
Recorded: August 8, 1979  
Auditor's No.: 7908080063, records of Skagit County, WA  
Grantor: Skyline Marine Owners' Association  
Grantee: Skyline Associates
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on SKYLINE NO. 19:
4. Easement including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: January 26, 1993  
Recording No.: 9301260092, records of Skagit County, WA  
In favor of: Puget Sound Power & Light Company  
For: Underground distribution and electric lines and appurtenances thereto  
Affects: The Northerly 10 feet
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on FIDALGO SHORES II CONDOMINIUM:  
  
Recording No: 9307200028
6. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons  
Dated: August 14, 1980  
Recorded: August 19, 1980  
Auditor's No.: 8008190071, records of Skagit County, WA
7. Covenants, conditions, and restrictions contained in declaration of restrictions, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons.  
Dated: August 14, 1980  
Recorded: August 19, 1980  
Auditor's No.: 8008190072, records of Skagit County, WA



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**EXHIBIT "A"**  
**Exceptions**

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument  
Dated: August 14, 1980  
Recorded: August 19, 1980  
Auditor's No.: 8008190072, records of Skagit County, WA  
Imposed by: Skyline 19 Road Maintenance Association
9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, and deemed to be a general scheme of development.  
Imposed by: Skyline Beach Club, Inc.
10. Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap by does not discriminate against handicap persons;  
Recorded: July 27, 1993  
Auditor's No.: 9307270040, records of Skagit County, WA
- AND in Amendment thereto  
Recorded: April 10, 1997, June 13, 2008 and October 26, 2010  
Auditor's Nos.: 9704100023, 200806130124 and 201010260087, records of Skagit County, WA
11. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
TOGETHER WITH the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: June 27, 1912, and March 3, 1923  
Auditor's Nos.: 91959 and 162371, records of Skagit County, WA  
Affects: Tidelands
12. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto, to the extent provided for by RCW 64.34
13. 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: Tidelands described herein.
14. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
15. City, county or local improvement district assessments, if any.
16. Dues, charges and assessments, if any, levied by Skyline 19 Road Maintenance Association.
17. Dues, charges and assessments, if any, levied by Skyline Beach Club, Inc.
18. Dues, charges and assessments, if any, levied by Fidalgo Shores II Owners Association.



## EXHIBIT "A"

### Exceptions

19. Liability to future assessments, if any, levied by City of Anacortes.

#### Skagit County Right To Farm Ordinance

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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