

When recorded return to:
LN Ship Harbor Inn, Inc.
5316 Ferry Terminal Road
Anacortes, WA 98221



201112120107
Skagit County Auditor

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Recorded at the request of:

File Number: A102426

Statutory Warranty Deed

A102426-2
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR C.I. Oakhurst, LLC, a California limited liability company, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE LN Ship Harbor Inn, Inc., a Washington corporation the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Lots 9-16, 21 and 22, "PLAT OF NORMAN & WOOD'S SUB-DIVISION"

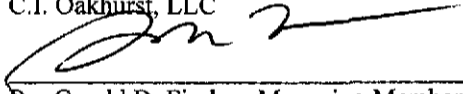
For Full Legal See Attached Exhibit "A"

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): P58116, 3808-000-011-0005, P58117, 3808-000-012-0004, P58118, 3808-000-014-0002, P58119, 3808-000-016-0000, P58120, 3808-000-020-0004, P58121, 3808-000-022-0002


Dated 10/19/2011

C.I. Oakhurst, LLC


By: Gerald D. Fischer, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20113759
DEC 12 2011

STATE OF California }
COUNTY OF _____ } SS:

Amount Paid \$ 32,240.80
Skagit Co. Treasurer
By  Deputy

I certify that I know or have satisfactory evidence that Gerald D. Fischer is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of C.I. Oakhurst, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

*See attached
acknowledgment*

Notary Public in and for the State of California
Residing at _____
My appointment expires: _____

EXHIBIT A

Parcel "A":

Lots 15, 16, 21 and 22 and all of that portion of Lots 9 and 10, lying Northerly of that certain strip of land conveyed to the City of Anacortes by deed dated May 6, 1959 and recorded June 15, 1959 under Auditor's File No. 581811 in Volume 302 of Deeds, page 699, all being in "NORMAN AND WOOD'S SUBDIVISION", according to the plat thereof recorded in Volume 4 of Plats, page 56, records of Skagit County, Washington.

Parcel "B":

That portion of Lots 13 and 14 lying North of that certain strip of land (State Highway 20) conveyed to the City of Anacortes by deed dated May 15, 1959, recorded June 15, 1959 under Auditor's File No. 581814, records of Skagit County, Washington; and all of Lots 17 through 20, inclusive; all of said lots above referred to being in "NORMAN AND WOOD'S SUBDIVISION", according to the plat thereof recorded in Volume 4 of Plats, page 56, records of Skagit County, Washington.

Parcel "C":

That portion of Lots 11 and 12, "NORMAN AND WOOD'S SUBDIVISION", according to the plat thereof recorded in Volume 4 of Plats, page 56, records of Skagit County, Washington; lying Northerly of a tract of land conveyed to the City of Anacortes by Deeds recorded June 15, 1959, under Auditor's File No. 581802 and 581814, records of Skagit County, Washington.



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EXHIBIT "B"

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

In Favor Of: Marvin D. Portis and Jeanette M. Portis, husband and wife
Dated: May 10, 1972
Recorded: May 22, 1976
Auditor's No: 768594 and 768595
Purpose: Ingress and egress
Area Affected: Existing 10 foot road on Lot 22

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Reserved By: Marvin D. Portis and Jeanette M. Portis, husband and wife, their successors and assigns
Purpose: Ingress and egress to Lots 15, 16, 17 and 18
Recorded: May 3, 1976
Auditor's No: 834291
Area Affected: An existing 10 foot road and the extension thereof over the Westerly portion of Lot 15

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

In Favor Of: Richard J. Roskelley and Josephine A. Roskelley, husband and wife
Recorded: June 14, 1960
Auditor's No: 595481
Purpose: Right of way and easement for installation, operation, maintenance, replacement and repair of a water pipeline, together with right of ingress and egress as is necessary for said purposes;
Area Affected: A strip of land being 2 feet on each side of a centerline described as follows:

Commencing on the East line of Lot 14, "PLAT OF NORMAN & WOOD'S SUB-DIVISION", approximately 60 feet North of the centerline of Oakes Avenue and 2 feet North of the North line of the access road right of way crossing said Lot 14; thence North 85 degrees 56'15" West, paralleling the centerline of said access right of way to the East line of Lot 11 of said "PLAT OF NORMAN & WOOD'S SUB-DIVISION".



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D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes
And: Yosemite Management Group LLC
Dated: March 20, 2006
Recorded: May 5, 2006
Auditor's No.: 200605050081
Regarding: Latecomers Agreement

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.
Recorded: May 23, 2008
Auditor's No. 200805230106
Purpose: Grant of Easement
Area Affected: As located



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

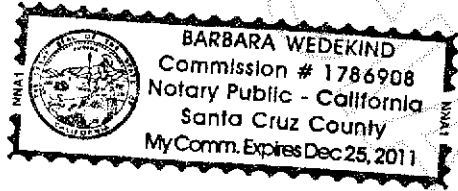
State of California

County of Santa Cruz

On Oct. 31, 2011 before me, Barbara Weckind, Notary Public

personally appeared Gerald D. Fischer

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

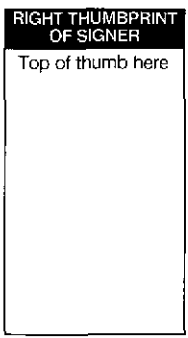
Document Date: Oct. 31, 2011 Number of Pages: 2

Signer(s) Other Than Named Above: [Handwritten Signature]

Capacity(ies) Claimed by Signer(s)

Signer's Name: Gerald D. Fischer

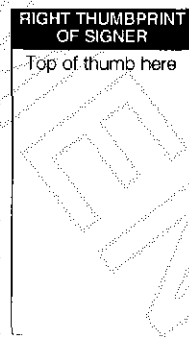
- Corporate Officer - Title(s):
Individual
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other: Managing Member



Signer Is Representing: C.I. Oakhurst LLC

Signer's Name:

- Corporate Officer - Title(s):
Individual
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:



Signer Is Representing:

