

When recorded return to:

Mr. and Mrs. Grant Cundy
2700 Elm Drive
Brier, WA 98036



201204130126
Skagit County Auditor

4/13/2012 Page 1 of 4 12:25PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 05-00185-11

Grantor: Valerie Isaak
Grantee: Grant Cundy and Audrey Cundy

Tax Parcel Number(s): 4606-000-009-0008 P103498

Abbreviated Legal:

LAND TITLE OF SKAGIT COUNTY
140850-0A

Statutory Warranty Deed

THE GRANTOR Valerie Isaak, a Single Person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Grant Cundy and Audrey Cundy, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 9, Fidalgo Shores II Condo

FOR FULL LEGAL SEE ATTACHED EXHIBIT "A"

SUBJECT TO: SEE SCHEDULE B-1 ATTACHED

Tax Parcel Number(s): 4606-000-009-0008 P103498

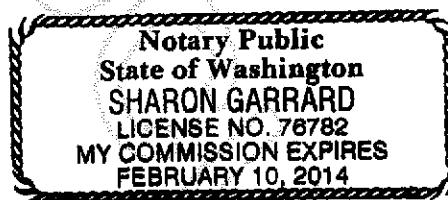
Dated April 11, 2012

Valerie Isaak
Valerie Isaak

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121017
APR 13 2012

Amount Paid \$ 5409.60
By MG Skagit Co. Treasurer Deputy



State of Washington }
County of Island } SS:

I certify that I know or have satisfactory evidence that Valerie L Isaak

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

Dated: April 12, 2012

Sharon Garrard
Sharon Garrard
Notary Public in and for the State of Washington
Residing at Oak Harbor
My appointment expires: 2/10/2014

Schedule "A-1"

140850-OA

DESCRIPTION:

Unit 9, "FIDALGO SHORES II CONDOMINIUM," as per the Map and Survey Plans thereof recorded under Auditor's File No. 9307200028, in Volume 15 of Plats, pages 101 to 104, inclusive, records of Skagit County, Washington, and as further identified and set forth in that certain Condominium Declaration for FIDLAGO SHORES II CONDOMINIUM, recorded July 27, 1993, under Auditor's File No. 9307270040, and amended by instrument recorded April 10, 1997, under Auditor's File No. 9704100023.

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



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Schedule "B-1"

EXCEPTIONS:

- A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: August 14, 1980
Recorded: August 19, 1980
Auditor's No.: 8008190071
Executed By: Skyline Associates, a limited partnership, by Harry Davidson, general partner

- B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: August 14, 1980
Recorded: August 19, 1980
Auditor's No.: 8008190072
Executed By: Skyline Associates, a limited partnership

- C. Easement provisions contained in the face of said Plat, as follows:

"A non-exclusive easement is hereby reserved for and granted to all public and private utilities serving this subdivision, under and upon the exterior two feet of front boundary lines of Lots 7 through 15 including additional utility easements in corners of Lots 7, 8, 9, 10, 11, 12, 13, 14 and 15 as shown on sheet 3 of this plat, in which to install, lay, construct, renew, operate, and maintain underground conduits, cables, wires, and pipeline, including all equipment and appurtenances necessary and related thereto, for the purpose of serving this subdivision and other property with electric, telephone, CATV, water, sewer and gas service, together with the right to enter upon the lots at all times for the purposes herein stated.

The 10' Sanitary Sewer and 10' Storm Sewer Easements across Lot 7 as recorded by the Skagit County under Files #818681, 818686, and 818685 are hereby extended from their point of termination to the Inner Harbor Line. A non-exclusive easement is hereby reserved for and granted to the City of Anacortes under and upon each side of the common boundary line between Lots 15 and 16, extending from Skyline Way to the Inner Harbor Line."

- D. EASEMENT EXCHANGE AGREEMENT, INCLUDING TERMS & CONDITIONS THEREOF:

Between: Harold Mousel, a single man, Skyline Associates, a Washington Limited Partnership, and Transamerica Realty Investors, a California Trust, formerly known as Mortgage Trust of America, and Skyline Marine Condominium Associates
Dated: July 24, 1981
Recorded: July 31, 1981
Auditor's No.: 8107310041

- E. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.



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Schedule "B-1"

EXCEPTIONS CONTINUED:

- F. Rights and easements for commerce, navigation and fisheries.
- G. Reservation contained in deed from the State of Washington recorded under Auditor's File No. 91959, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same, and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Anacortes, a Washington Municipal Corporation
Purpose: For public access purposes
Area Affected: Common Area
Dated: December 30, 1985
Recorded: January 23, 1986
Auditor's No.: 8601230033

I. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: An underground electric transmission and/or distribution system
Area Affected: The Northerly 10 feet of Common Area
Dated: January 21, 1993
Recorded: January 26, 1993
Auditor's No.: 9301260092

J. CONDOMINIUM DECLARATION FOR FIDALGO SHORES II CONDOMINIUM, INCLUDING TERMS AND CONDITIONS THEREOF:

Executed By: West Coast Land Investments Inc.
Recorded: July 27, 1993
Auditor's No.: 9307270040
(Copy attached)

AMENDMENT TO DECLARATION:

Recorded: April 10, 1997
Auditor's No.: 9704100023

- K. 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 inconveniences or discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 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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