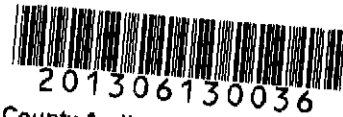


When recorded return to:  
Wheeler Family Trust 2004  
1004 Commercial Avenue #1089  
Anacortes, WA 98221



Skagit County Auditor  
6/13/2013 Page

1 of 5 10:35AM \$76.00

Recorded at the request of:

File Number: A106005

### Statutory Warranty Deed

A106005  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Michael R. Findlay and Brenda G. Findlay, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Daniel E. Wheeler and Carol L. Wheeler, Trustees of the Wheeler Family Trust of 2004, dated July 7, 2004 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Unit 903, The Cove on Fidalgo Bay A Condominium, Phase I

Tax Parcel Number(s): P119503, 4800-000-903-0000

Unit 903, Survey Map and plans for "THE COVE ON FIDALGO BAY", A CONDOMINIUM, PHASE I, according to Declaration thereof recorded September 12, 2002, under Auditor's File No. 200209120077 and Survey Map and Plans thereof recorded September 12, 2002, under Auditor's File No. 200209120078, records of Skagit County Washington; being a portion of Government Lot 5, Section 30, Township 35 North, Range 2 East W.M.; Government Lot 6, Section 31, Township 35 North, Range 2 East W.M.; Tract 13, Plat 13, Anacortes Tidelands.

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 "A" attached hereto

Dated 6/05/2013

Michael R. Findlay

Brenda G. Findlay

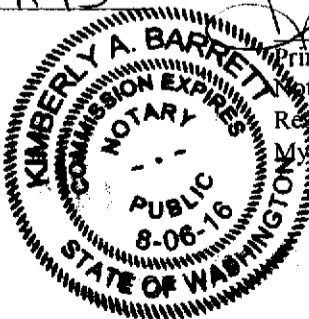
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20132218  
JUN 13 2013

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 8,015.00  
By man Skagit Co. Treasurer  
Deputy

I certify that I know or have satisfactory evidence that Michael R. Findlay and Brenda G. Findlay, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-11-13



Printed Name: Kimberly A. Barrett  
Notary Public in and for the State of Washington  
Residing at Oak Harbor  
My appointment expires: Aug 6, 2016

# EXHIBIT A

## EXCEPTIONS:

A. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

B. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311), and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

C. RELINQUISHMENT OF RIGHTS OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR UNDER TERMS OF DEED TO THE STATE OF WASHINGTON:

### Recorded:

### Auditor's File No.:

February 4, 1957	547155
September 27, 1956	542115
January 3, 1958	560285
March 1, 1958	562840

D. 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.

E. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of:	Richard V. Stockwell, et ux
Recorded:	May 21, 1986; May 21, 1986 and December 19, 1986
Auditor's Nos.:	8605210037, 8605210038 and 8612190039
For:	Roadway purposes
Affects:	Undisclosed portions of common area

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	Hugh H Newell, et ux
Dated:	April 26, 1973
Recorded:	December 19, 1977
Auditor's No:	870569
Purpose:	Ingress and egress
Area Affected:	35 foot utility easement designated in Survey



G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Amos Bowman  
Dated: September 4, 1889  
Recorded: October 14, 1889  
Official Records: Volume 8 of Deeds, Page 442  
Purpose: Waterlines  
Area Affected: Exact location is undisclosed

Said easement may be modified by an Agreement recorded June 1, 1949, as Auditor's File No. 432061.

H. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Richard V. Stockwell, et ux  
And: Joseph Andrews, et ux, et al  
Dated: December 20, 1995  
Recorded: December 20, 1995  
Auditor's No: 9512200109  
Regarding: Sewer line operation, maintenance and covenants, etc.

I. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Olympic V Associates  
And: Joseph Andrews, et ux, et al  
Dated: February 14, 1996  
Recorded: February 22, 1996  
Auditor's No: 9602220070  
Regarding: Easement for sewer line with cost provisions and covenants, etc.

J. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Anacortes  
And: Richard V. Stockwell, et ux  
Dated: November 7, 1997  
Recorded: November 10, 1997  
Auditor's No: 9711100107  
Regarding: Latecomer's Agreement for sewer extension

K. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Amos Bowman  
Dated: September 4, 1889  
Recorded: October 14, 1889  
Official Records: Volume 8 of Deeds, Page 442  
Purpose: Pipeline  
Area Affected: Exact width and location not disclosed on the record

L. Agreement regarding use of water and water pipe line between Edward Kack, et ux, and L.E. Gibbons, et ux, recorded under Auditor's File No. 432061.



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M. Provisions and easements regarding use of water from Barn Brook and Garden Brook, together with pipe lines to same as set forth in documents recorded under Auditor's File Nos. 509523, 531540 and 540878.

N. Easement provisions for water lines in favor of L.E. Gibbons, et al, as set forth in documents recorded under Auditor's File Nos. 546050 and 546051.

O. Easement for water line in favor of the State of Washington, as set forth in document recorded under Auditor's File No. 552362.

P. Easement for a stabilization fill to protect Highway No. 1-AN, Junction SSH No. 1-D to Anacortes, as set forth in document recorded under Auditor's File No. 575829. Said easement is a re-recording of easement recorded under Auditor's File No. 560283.

Q. Easements, Agreements and Provisions regarding railroad crossing, as set forth in documents recorded under Auditor's File Nos. 657975, 657976 and 657977, records of Skagit County, Washington.

R. Terms, Conditions and Provisions set forth in document recorded under Auditor's File No. 8011200029.

S. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name:	The Cove on Fidalgo Bay, a Condominium, Phase I
Recorded:	September 12, 2002
Auditor's No.:	200209120078

T. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:

Grantee:	Olympic V. Associates
Dated:	August 1, 2002
Recorded:	August 26, 2002
Auditor's No.:	200208260123
Purpose:	Access Easement
Area Affected:	Common Area



STATE OF WASHINGTON )

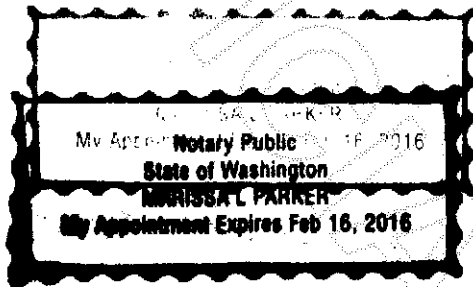
ACKNOWLEDGMENT - Individual

County of Spokane )

On this day personally appeared before me Brenda G. Ardley to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 11<sup>th</sup> day of June, 20 13.



[Signature]  
Notary Public in and for the State of Washington  
Residing at

My appointment expires Feb 16, 2016

STATE OF WASHINGTON )

ACKNOWLEDGMENT - Individual

County of )

On this day personally appeared before me \_\_\_\_\_ to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that \_\_\_\_\_ signed the same as \_\_\_\_\_ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at

My appointment expires \_\_\_\_\_



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Skagit County Auditor

\$76.00

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