

When recorded return to:

GoFisch, LLC, a Washington Limited
C/O 8921 NE 118th Pl (Liability Company)
Kirkland, WA 98034-6121



201407070105

Skagit County Auditor
7/7/2014 Page

1 of 5 3:38PM \$78.00

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 149604-OAE ✓

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20142412
JUL 07 2014

Amount Paid \$ 2853.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

Grantor: LJ Revocable Trust, Charles A. Frank and Karen Dee Benson
Grantee: Go Fisch LLC, a Washington Limited Liability Company
Tax Parcel Number(s): P111449/4690-000-900-0400
Abbreviated Legal: Unit D, Maritime Building Condo

LAND TITLE OF SKAGIT COUNTY **Statutory Warranty Deed**

THE GRANTOR(S) LANDIS S. BENSON AND JANET G. BENSON, AS TRUSTEES OF THE LJ REVOCABLE TRUST, DATED SEPTEMBER 28, 2005, AS TO AN UNDIVIDED ONE-HALF INTEREST AND IN KAREN DEE BENSON AND CHARLES A. FRANK, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, AS TO AN UNDIVIDED ONE-HALF INTEREST for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GO FISCH LLC, A WASHINGTON LIMITED LIABILITY COMPANY (GRANTEE(S)) the following described real estate, situated in the County of Skagit, State of Washington

Unit D, "FIRST AMENDMENT TO SURVEY MAP AND PLANS FOR MARITIME BUILDING CONDOMINIUM," as shown on said Survey Map and Plans recorded December 6, 1999, under Auditor's File No. 199912060103, records of Skagit County, Washington, and as identified in that certain Declaration of Condominium recorded January 31, 1997, under Auditor's File No. 9701310008, First Amendment thereto recorded December 6, 1999, under Auditor's File No. 199912060104, and Second Amendment thereto recorded August 27, 2004, under Auditor's File No. 200408270154, records of Skagit County, Washington.

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

~~THIS DEED IS SUBJECT TO THE EASEMENTS, RIGHTS, AND INTERESTS SET FORTH ON THE ATTACHED EXHIBIT "A" OF LAND TITLE COMPANY'S TRADITIONAL COMMITMENT OAE.~~

SUBJECT ONLY TO THOSE MATTERS SET FORTH ON ATTACHED EXHIBIT "A"

Dated June 25, 2014

LJ Revocable Trust
Landis S. Benson
By: Landis S. Benson, Trustee

Janet G. Benson
By: Janet G. Benson, Trustee

Karen D. Benson, by Landis Benson
Karen D. Benson, By Landis Benson, her attorney
In fact
att'y-in fact

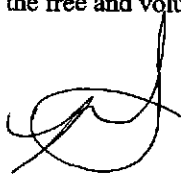
Charles A. Frank by Landis Benson
Charles A. Frank By Landis Benson, his attorney
in fact

STATE OF Wyoming
County of Washakie } SS:

I certify that I know or have satisfactory evidence that Landis S. Benson and Janet G. Benson
signed this instrument, on oath stated that They are
authorized to execute the instrument and acknowledged it as the Trustees
of The LJ Revocable Trust to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 6-27-2014

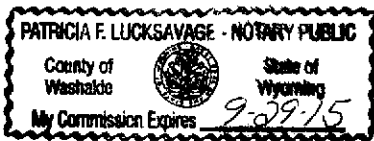


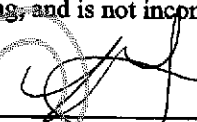

Notary Public in and for the State of Wyoming
Residing at 820 Swan Place Worland
My appointment expires: 9-29-15

STATE OF Wyoming
COUNTY OF Washakie } SS:

On this 27th day of June before me personally appeared _____
Landis Benson to me known to be the individual described in and
who executed the foregoing instrument _____ as Attorney in Fact for Karen Dee Benson
and Charles A. Frank and acknowledged that He signed and
sealed the same as their free and voluntary act and deed as Attorney in Fact for said principal for the uses
and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of
this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)




Notary Public in and for the State of Wyoming
Residing at 820 Swan Place
My appointment expires: 9-29-15

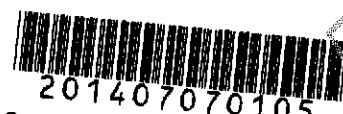


Exhibit "A"

EXCEPTIONS:

A. EASEMENT DELINEATED ON THE FACE OF SAID PLAT:

For: Drainage and utilities
Affects: The North 5 feet of common area

B. EASEMENT DEDICATED ON THE FACE OF SAID PLAT:

For: Slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

C. UNRECORDED EASEMENT FOR POWER LINE GRANTED TO UNITED STATES COAST GUARD, CONSTRUCTIVE NOTICE OF WHICH IS GIVEN BY RECITAL CONTAINED IN INSTRUMENT:

Recorded: June 3, 1961
Auditor's No.: 609474
Affects: The exact location of said easement is undeterminable

NOTE: A portion of said power line was transferred to Puget Sound Power and Light Company by instrument:

Dated: March 15, 1962
Recorded: March 29, 1962
Auditor's No.: 619670

D. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

Recorded: January 26, 1962
Auditor's No.: 617291
In Favor Of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: We are unable to determine the exact location of said easement rights

E. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Puget Sound Power & Light Company and General Telephone Company of the Northwest, Inc. and their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purposes of serving this subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes.



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F. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument:

Recorded: February 22, 1971 and August 4, 1975
Auditor's Nos.: 748984 and 821474
Imposed By: Skyline Beach Club, Inc., a non-profit corporation

G. Joint use of a finger pier located on the Northerly line of said premises, with owners of Lot 6, as disclosed by instrument:

Recorded: October 12, 1994
Auditor's No.: 9410120064

H. DECLARATION FOR MARITIME BUILDING CONDOMINIUM AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Van Sealon Inc.
Recorded: January 31, 1997
Auditor's No.: 9701310008

FIRST AMENDMENT TO DECLARATION FOR MARITIME BUILDING CONDOMINIUM:

Recorded: December 6, 1999
Auditor's No.: 199912060104

SECOND AMENDMENT TO DECLARATION FOR MARITIME BUILDING CONDOMINIUM:

Recorded: August 27, 2004
Auditor's No.: 200408270154

I. Notes as set forth on face of Condominiums as follows:

Parking spaces and other limited common elements are assigned to units as designated under Article 6 of the declaration.

Security Gate "LCE" is a limited common element for Units A through F.

An access easement for walking across ramp with security gate and the docks to the East is granted to Units 103, 201, 202, and 203 as set forth in Article 12.7.6 of the declaration.

J. EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Walter F. Vendetti and Diane Vendetti, husband and wife
And: Van Sealon, Inc.
Recorded: January 23, 1997
Auditor's No.: 9701230111
Providing: Moorage and maintenance



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K. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

L. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.



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