

When recorded return to:  
Mark Edson  
14820 Gibraltar Road  
Anacortes, WA 98221

Recorded at the request of:

File Number: A108744



201503030096

Skagit County Auditor

3/3/2015 Page

1 of

7 3:16PM

\$78.00

### Statutory Warranty Deed

A1087441  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Fidalgo Storage LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Mark Edson, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Units 104 & 105, Building 5, Amended Fidalgo Business Park Condominium

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): P129912, 4990-005-000-0105, P131847, 4990-005-000-0104

Dated 2/25/2015  
2/25/2015

Fidalgo Storage LLC

[Signature]  
By: Matson Real Estate LLC, Member  
By: Robert Matson, Managing Member

Signed in counterpart

By: Howe Anacortes LLC, Member  
By: Robert Howe, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015056  
MAR 03 2015

STATE OF Washington }  
COUNTY OF King } SS:

Amount Paid \$ 3565.<sup>00</sup>  
Skagit Co. Treasurer  
By [Signature] Deputy

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

Dated: February 26, 2015

[Signature]  
Notary Public in and for the State of Washington  
Residing at King County  
My appointment expires: 01-04-2018

NOTARY PUBLIC  
STATE OF WASHINGTON  
MIKI SHIMIZU  
My Appointment Expires  
JANUARY 04, 2018

When recorded return to:  
Mark Edson  
14820 Gibraltar Road  
Anacortes WA 98221

Recorded at the request of:

File Number: A108744

### Statutory Warranty Deed

THE GRANTOR Fidalgo Storage LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Mark Edson, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Units 104 & 105, Building 5, Amended Fidalgo Business Park Condominium

For Full Legal See Attached Exhibit "A"

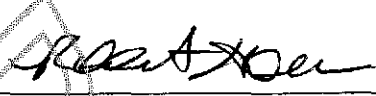
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P129912, 4990-005-000-0105, P131847, 4990-005-000-0104

Dated 2/25/2015

Fidalgo Storage LLC

signed in counterpart  
By: Matson Real Estate LLC, Member  
By: Robert Matson, Managing Member

  
By: Howe Anacortes LLC, Member  
By: Robert Howe, Managing Member

STATE OF Washington }  
COUNTY OF \_\_\_\_\_ } SS:

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

Dated: \_\_\_\_\_

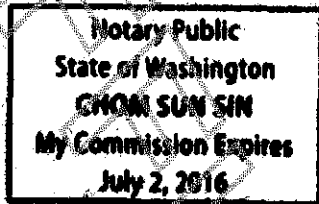
\_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

Order No:

STATE OF Washington  
COUNTY OF Snohomish } SS:

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

Dated: 3/2/2015



[Signature]  
Notary Public in and for the State of Washington  
Residing at MTI CRESC  
My appointment expires: July 2, 2016

# **EXHIBIT A**

## **Legal Description**

### **Parcel A:**

Units 105 and 104, Building 5, "AMENDED FIDALGO BUSINESS PARK CONDOMINIUM", according to Declaration recorded March 27, 2014 under Auditor's File No. 201403270113 as amended by Amendment recorded February 20, 2015 as Auditor's File No. 201502200083, and Survey Map and Plans recorded under Auditor's File No. 201403270114 as amended by Survey Map and Plans recorded February 20, 2015 as Auditor's File No. 201502200082, records of Skagit County, Washington.

### **Parcel B:**

A non-exclusive easement for ingress and egress reserved in deed to Jerry Smith, et al recorded August 16, 1994, under Auditor's File No. 9408160065 and delineated on the face of Skagit Sound Business Park Condominium recorded May 3, 2007, under Auditor's File No. 200705030118, and Fidalgo Business Park Condominium recorded October 8, 2009 under Auditor's File No. 200910080141.

EXHIBIT B

**EXCEPTIONS:**

A. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: January 12, 1961  
Auditor's No.: 603031

B. MEMORANDUM OF LEASE, AND THE TERMS AND CONDITIONS THEREOF:

Lessor: Chuck E. Moore and Phyllis M. Moore, husband and wife  
Lessee: Dynamic Sign Company, a Washington proprietorship (Matt & Lynne Minninger, husband and wife dba Dynamic Sign Company)  
Dated: July 30, 1992  
Recorded: July 31, 1992  
Auditor's No.: 9207310078  
Term: Term to expire April 27, 1997, and to continue from year to year thereafter unless terminated by either party giving written notice to the other party

C. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: August 16, 1994  
Auditor's No.: 9408160065  
Purpose: Ingress and egress  
Area Affected: Undisclosed

D. Any question that may arise regarding the exact location of the 50-foot wide easement established by Auditor's File No. 9408160065 and set forth on Schedule "C" hereto.

E. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: May 13, 1996  
Auditor's No.: 9605130079  
Purpose: Ingress, egress and utilities  
Area Affected: Undisclosed

F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: February 11, 1999  
Auditor's No.: 9902110074

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Dated: August 25, 2005  
Recorded: September 6, 2005  
Auditor's No.: 200509060172  
Purpose: Sanitary sewage facilities  
Area Affected: Ptn. subject property

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit Sound Enterprises, LLC, et al  
Dated: March 19, 2008  
Recorded: June 2, 2008  
Auditor's No.: 200806020027  
Purpose: Tri Party Utility and Access Agreement  
Area Affected: See document

I. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Weaver Land Holdings, LLC  
And: Fidalgo Storage LLC  
Dated: August 26, 2008  
Recorded: September 15, 2008  
Auditor's No.: 200809150088  
Regarding: Storm Water Drainage Easement Agreement

J. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: August 26, 2008  
Recorded: September 15, 2008  
Auditor's No.: 200809150105  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: Portion of subject property

K. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Erik L. Bowman and Dulcie Bowman, husband and wife  
And: Fidalgo Storage LLC  
Dated: January 2009  
Recorded: February 5, 2009  
Auditor's Nos.: 200902050044 and 200902050045  
Regarding: Storm Water Drainage Easement Agreement

L. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Karolyne A. DeAtley, a single person  
And: Fidalgo Storage LLC  
Dated: January 29, 2009  
Recorded: February 5, 2009  
Auditor's No.: 200902050046  
Regarding: Storm Water Drainage Easement Agreement

M. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit Sound Enterprises LLC  
And: Fidalgo Storage LLC  
Dated: April 2, 2008  
Recorded: February 5, 2009  
Auditor's No.: 200902050076  
Regarding: Storm Water Drainage Easement Agreement

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

Plat/Subdivision Name: Fidalgo Business Park Condominium  
Recorded: October 8, 2009  
Auditor's No.: 200910080141

O. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

P. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: October 8, 2009  
Auditor's File No.: 200910080142

Amendments to Declaration recorded under Auditor's File Nos. 201403270113 and 201502200083.

Q. Any tax, fee, assessments or charges as may be levied by Fidalgo Business Park Condominium Owner's Association.

R. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Amended Fidalgo Business Park Condominium  
Recorded: March 27, 2014  
Auditor's No.: 201403270114

Amended Survey Map and Plans recorded February 20, 2015 under Auditor's File No. 201502200083.