

When recorded return to:
Norman Stephen Beets
4019 Whistle Lake Road
Anacortes, WA 98221



201507310177

Skagit County Auditor

\$76.00

7/31/2015 Page

1 of

5 3:23PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024449

CHICAGO TITLE

620024449

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel E. and Carol L. Wheeler, Trustees of the Wheeler Family Trust of 2004,
dated July 7, 2004

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Norman Stephen Beets, An unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

Unit 903, THE COVE ON FIDALGO BAY PHASE I (a condominium), 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; Government Lot 6, Section 31, Township 35, Range 2; Tract 13, PLAT 13
ANACORTES, Tidelands.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

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


Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF


Dated: July 29, 2015

Daniel E. and Carol L. Wheeler, Trustees of the Wheeler Family Trust of 2004, dated July 7, 2004

BY:


Daniel E. Wheeler
Trustee

BY:


Carol L. Wheeler
Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20150720
JUL 31 2015

Amount Paid \$ 8,905.00
Skagit Co. Treasurer
By M6 Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that Daniel E. Wheeler and Carol L. Wheeler is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of Wheeler Family Trust of 2004, Dated July 7, 2004 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/30/15

Name: Donna Lee Reed

Notary Public in and for the State of Washington

Residing at: Marionville, WA

My appointment expires: 10/1/2015

Notary Public
State of Washington
DONNA LEE REED
My Appointment Expires Oct 1, 2015

EXHIBIT "A"
Exceptions

1. Easement delineated on the face of said Survey as recorded in Volume 2 of Surveys, page 18;
For: Utilities
Affects: Southwesterly 35 feet adjacent to Fidalgo Bay Road
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 14, 1889
Auditor's No(s): Volume 8 of Deeds, page 442. records of Skagit County, Washington
In favor of: Amos Bowman
For: Said right of way modified by instrument under Auditor's File No. 432061,
records of Skagit County, Washington

Note: Exact location and extent of easement is undisclosed of record.
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded:
Auditor's No(s): 870569; 8605210037; 8605210038; 8612190039, records of Skagit
County, Washington
In favor of: Tract A
For: Roadway
Affects: Southwesterly 35 feet
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded:
Auditor's No(s): 8605210037 and 8612190039, records of Skagit County, Washington
In favor of: Richard V. Stockwell and Virginia B. Stockwell
For: Roadway
Affects: Tracts B and C
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
6. 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," approved March 9, 1893.
Affects: Tidelands described herein
7. Notwithstanding Paragraph 4 of the insuring clauses of the policy or policies to be issued, the policy or policies will not insure against loss, including any claim of unmarketable title arising by reason of any lack of a right of access to and from that portion of the herein described property lying Northeasterly of the Burlington Northern Railway.
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: September 12, 2002
Auditor's No(s): 200209120077, records of Skagit County, Washington
9. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed
Auditor's No.: 547155; 542115; 560285; and 562840, records of Skagit County,
Washington
To: State of Washington
10. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 20, 1995
Auditor's No(s): 9512200109, records of Skagit County, Washington
For: Sewer Line
11. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 22, 1996

EXHIBIT "A"

Exceptions (continued)

- Auditor's No(s).: 9602220070, records of Skagit County, Washington
In favor of: City of Anacortes
For: Sewer Line
12. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Auditor's No(s).: 432061, records of Skagit County, Washington
For: Water Pipeline
13. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Auditor's No(s).: 509523; 531540 and 540878, records of Skagit County, Washington
For: Water Lines
14. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Auditor's No(s).: 546050 and 546051, records of Skagit County, Washington
For: Water Lines
15. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Auditor's No(s).: 552362, records of Skagit County, Washington
In favor of: Water Lines
For: State of Washington
16. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Auditor's No(s).: 575829 and 560283, records of Skagit County, Washington
For: Slope maintenance for road right of way
17. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Auditor's No(s).: 657975; 657976 and 657977, records of Skagit County, Washington
In favor of: City of Anacortes
For: Railroad Crossing
18. Agreement, including the terms and conditions thereof, entered into;
By: City of Anacortes
Recorded: November 10, 1997
Auditor's No.: 9711100107, records of Skagit County, Washington
Providing: Latecomers Agreement
19. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 26, 2002
Auditor's No(s).: 200208260122, records of Skagit County, Washington
For: Slopes
20. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 26, 2002
Auditor's No(s).: 200208260122, records of Skagit County, Washington
For: Slope Easement
21. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 26, 2002
Auditor's No(s).: 200208260123, records of Skagit County, Washington
For: Ingress and egress
22. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 26, 2002
Auditor's No(s).: 200208260124, records of Skagit County, Washington
For: Storm Line
23. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 15, 2002
Auditor's No(s).: 200202150066, records of Skagit County, Washington
In favor of: TCI Cable
For: Wiring
24. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable

EXHIBIT "A"

Exceptions (continued)

state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: September 12, 2002

Auditor's No.: 200209120077, records of Skagit County, Washington

25. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on THE COVE ON FIDALGO BAY PHASE 1, A CONDOMINIUM:

Recording No: 200209120078

26. City, county or local improvement district assessments, if any.
27. Assessments, if any, levied by City of Anacortes.
28. Assessments, if any, levied by The Cove at Fidalgo Bay Owner's Association.