

When recorded return to:  
Justin Graham  
5916 SE 20th Street  
Mercer Island, WA 98040

Recorded at the request of:  
Guardian Northwest Title  
File Number: A110647



201602010081

Skagit County Auditor

\$75.00

2/1/2016 Page

1 of

3 11:00AM

### Statutory Warranty Deed

A110647  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Harry A. Caraco, as his separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Justin Graham, a single person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

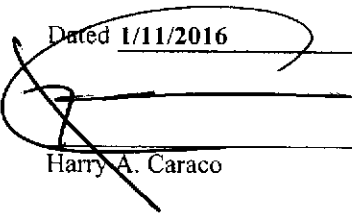
Unit 36, Fidalgo Marina Condominium

Tax Parcel Number(s): **P102546, 4599-000-036-0005**

Unit 36 "FIDALGO MARINA CONDOMINIUM", according to Declaration thereof recorded under Auditor's File No. 9302250060, and Survey Map and Plans thereof recorded in Volume 15 of Plats, pages 75, 76 and 77, records of Skagit County, Washington.

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 1/11/2016

  
Harry A. Caraco

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016327

FEB 01 2016

Amount Paid \$ 1108.60  
Skagit Co. Treasurer  
By WAM Deputy

STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Harry A. Caraco, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1/21/2016



Jerry Ringenberg  
Printed Name: Jerry Ringenberg  
Notary Public in and for the State of Washington  
Residing at 1521 2nd Ave, Seattle WA 98101  
My appointment expires: 7/12/2016

## EXHIBIT A

### EXCEPTIONS:

A. Terms and conditions of Articles of Incorporation and Bylaws of Fidalgo Marina Owner's Association, including restrictions, regulations and conditions for dues and assessments, as established and levied pursuant thereto.

### B. LEASE, AND THE TERMS AND PROVISIONS THEREOF:

Lessor: State of Washington, acting by and through the  
Dept. of Natural Resources  
Lessee: City of Anacortes  
Term: Commencing on the 3rd day of October, 1986,  
and continue to the 1st day of October, 2016  
Recorded: July 24, 1992  
Auditor's No.: 9207240213

### ASSIGNMENT OF SUBLEASE AND THE TERMS AND PROVISIONS THEREOF:

Assignee: Fidalgo Marina Partnership  
Dated: July 31, 1992  
Recorded: July 31, 1992  
Auditor's No.: 9207310172

C. 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.

D. Easements for power vault, access, utilities and water line, as delineated on Survey by Leonard & Boudinot, Inc., dated February 1991, under Job No. 91019.

### E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington  
corporation  
Recorded: November 16, 1992  
Auditor's No.: 9211160117  
Purpose: Underground distribution and electric lines and  
appurtenances thereto

F. 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: Short Plat No. ANA-92-005  
Recorded: January 11, 1993  
Auditor's No.: 9301110152

### G. TERMS AND CONDITIONS OF DECLARATION OF EASEMENT:

Recorded: February 25, 1993  
Auditor's No.: 9302250058

H. 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: Survey Plans of Fidalgo Marina Condominium  
Recorded: February 25, 1993  
Auditor's No.: 9302250059

I. 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: February 25, 1993  
Auditor's File No.: 9302250060

Said instrument was modified by instruments recorded March 5, 1993 and August 16, 1995, under Auditor's File Nos. 9303050032 and 9508160024.

J. 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: Short Plat No. ANA 95-002  
Recorded: August 30, 1995  
Auditor's No.: 9508300041

K. Reservations contained in deeds from the State of Washington recorded under Auditor's File Nos. 76533 and 96389, 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.

L. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Fidalgo Bay.

M. 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.)

N. 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 land belonging to the State", approved March 9, 1893.