

When recorded return to:
Chris L. Mayhall and Barbara A. Thorne
P.O. Box 1027
Issaquah, WA 98027

Recorded at the request of:
Guardian Northwest Title
File Number: A111222



201603310021

Skagit County Auditor
3/31/2016 Page

\$77.00
1 of 5 10:35AM

Statutory Warranty Deed

A111222
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Lloyd Vick and Carol Vick, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Chris L. Mayhall, an unmarried individual and Barbara A. Thorne, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Unit 106, Building 1, 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): P129872, 4990-001-106-0000

Dated 3/25/2016

Lloyd Vick

Carol Vick

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 1089
MAR 31 2016

STATE OF Washington
COUNTY OF Skagit

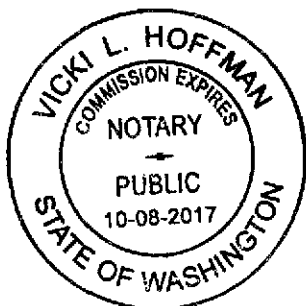
SS:

Amount Paid \$ 2319.⁰⁰
Skagit Co. Treasurer
By Mdm Deputy

I certify that I know or have satisfactory evidence that Lloyd Vick and Carol Vick, 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:

3-28-16



Printed Name: Vicki Hoffman

Notary Public in and for the State of

Washington

Residing at Coupeville, WA

My appointment expires: 10/08/2017

EXHIBIT A

PARCEL "A":

Unit 106, Building 1, "FIDALGO BUSINESS PARK CONDOMINIUM", according to Declaration recorded on October 8, 2009 under Auditor's File No. 200910080142 and Survey Map and Plans recorded under Auditor's File No. 200910080141, 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. 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: Record of 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. 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:

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

Amended survey plans recorded under Auditor's File Nos. 201403270114 and 201502200082.

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