

POOR ORIGINAL

When recorded return to:  
Yacht Properties, LLC  
6815 Guide Meridian  
Lynden, WA 98264



201608030088

Skagit County Auditor

\$78.00

8/3/2016 Page

1 of

6 3:40PM

Order No. A111515

**SPECIAL WARRANTY DEED**  
(Not Statutory)

THE GRANTOR(S) **Skagit Bank** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Yacht Properties, LLC, A Washington Limited Liability Company** the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal:

Unit E, Skagit Sound Business Park Condo Phase 1

GUARDIAN NORTHWEST TITLE CO.

A111515

Complete legal description attached hereto as Exhibit "A" and made a part hereof.

Tax Parcel Number(s): **P129858, 8081-000-005-0000**

"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."

Dated: 8/01/2016

Skagit Bank

By: Richard C. Humphrey, Executive Vice President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 3367

AUG 03 2016

Amount Paid \$ 4989.00

Skagit Co. Treasurer

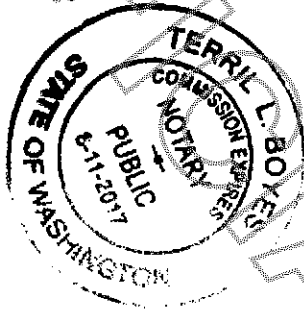
By mem Deputy

STATE OF Washington )  
COUNTY OF Skagit ) SS:

I certify that I know or have satisfactory evidence that Richard C. Humphrey is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Executive Vice President of Skagit Bank, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: Aug 1, 2016

Terril L. Boyes  
Notary Public in and for the State of Washington  
Residing at Monroe  
My appointment expires: 8-11-17



## EXHIBIT B

### EXCEPTIONS:

A. Condemnation by the State of Washington of rights of access to State Highway and of light, view and air, by decree entered May 22, 1961 in Skagit County Court Cause No. SC-26054.

### B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

In favor of:	Property to the West
Recorded:	August 16, 1994
Auditor's No.	9408160065
Purpose:	Ingress and egress of not less than 50 feet

### C. EASEMENT AND PROVISIONS THEREIN:

Grantee:	Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Recorded::	March 17, 1995
Auditor's No.:	9503170095
Purpose:	Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

### D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded:	May 19, 1994
Auditor's No.:	9405190003
Regarding:	Alternative Sewage System Installation

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

### E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded:	October 2, 1995
Auditor's No.:	9510020109
Regarding:	Variance

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

**F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Jerry Smith and Molly Smith, husband and wife  
And: Charles Olson and Margaret Olson, husband and wife  
Recorded: May 13, 1996  
Auditor's No. 9605130079  
Regarding: Declaration and Agreement for Maintenance and Repair

**G. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: City of Anacortes  
And: Jerry and Molly Smith and Margaret Olson  
Recorded: December 22, 1997  
Auditor's No. 9712220117  
Regarding: City of Anacortes Annexation Agreement

**H. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Recorded: February 14, 2003  
Auditor's No.: 200302140232  
Executed By: Jerry Smith, et al

**I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: City of Anacortes  
Recorded: September 6, 2005  
Auditor's No. 200509060173  
Purpose: Sanitary Sewage Facilities  
Area Affected: The East 10 feet of Lot 6 of said Short Plat, and the South 10 feet of the East 100 feet of Lot 6 of said Short Plat No. ANA 03-001

**J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Fidalgo Storage LLC  
Recorded: February 5, 2009  
Auditor's No. 200902050076  
Purpose: Storm Water Drainage  
Area Affected: Portion of Unit B and other property

**K. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Recorded: May 3, 2007  
Auditor's No.: 200705030119  
Executed By: Skagit Sound Enterprises LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: June 30, 2008  
Auditor's No.: 200806300186

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

Name: Short Plat No. 95-020  
Recorded: May 13, 1996  
Auditor's No.: 9605130078

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

Name: Short Plat Anacortes 03-001  
Recorded: February 13, 2003  
Auditor's No.: 200302130095

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

Name: Skagit Sound Business Park Binding Site Plan  
Recorded: November 11, 2007  
Auditor's No.: 200701110080

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

Name: Skagit Sound Business Park Condominium  
Recorded: May 3, 2007  
Auditor's No.: 200705030118

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

Name: First Amendment to Skagit Sound Business Park  
Condominium Phase 1  
Recorded: June 30, 2008  
Auditor's No.: 200806300187

## **EXHIBIT A**

### **Legal Description**

Unit E, SKAGIT SOUND BUSINESS PARK CONDOMINIUM PHASE 1", a condominium, according to the Declaration thereof, recorded May 3, 2007, under Auditor's File No. 200705030119 and as amended on June 30, 2008 under Auditor's File No. 200806300186 and Survey Map and Plans thereof recorded May 3, 2007, under Auditor's File No. 200705030118, records of Skagit County, Washington.