



When recorded return to:
Heather Hamilton
POBox 2125
Anacortes, WA 98221

Skagit County Auditor \$80.00
3/19/2016 Page 1 of 8 4:04PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028492

CHICAGO TITLE
620028492

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lawrence C Felix, Trustee of The Stanley W Ekstrom Trust
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Heather Hamilton, a single person

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

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

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

Unit(S): 8 Condo: FIDALGO MARINA CONDO Tax/Map ID(s):

Tax Parcel Number(s): P102514 / 4599-000-008-0007,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Willie H. H. H.
AUG 19 2016

Amount Paid \$ *2573.15*
Skagit Co. Treasurer
By *MG* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 10, 2016

Lawrence C Felix, Trustee of The Stanley W Ekstrom Trust

BY: *Lawrence C Felix*
Lawrence C Felix
Trustee

State of Washington
County of King

I certify that I know or have satisfactory evidence that Lawrence C Felix, Trustee of The Stanley W Ekstrom Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8/18/2016

Sandra A. St. Laise
Name: SANDRA A. ST-LAISE
Notary Public in and for the State of WA
Residing at: Everett, WA
My appointment expires: May 13, 2020

Notary Public
State of Washington
SANDRA A ST LAISE
My Appointment Expires May 13, 2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P102514 / 4599-000-008-0007

PARCEL A:

Unit 8, FIDALGO MARINA CONDOMINIUM, according to Declaration thereof recorded under Auditor's File No. 9302250060 AND Correction and Amendment thereto, recorded under Auditor's File Nos. 9303050032 and 9508160024, AND Survey Map and Plans thereof recorded in Volume 15 of Plats, pages 75, 76 and 77, records of Skagit County, Washington;

PARCEL B:

Marina Slip No. 8 as shown on Exhibit B to Condominium Declaration recorded under Recording No. 9302250060, Skagit County, Washington, lying within the Harbor Area described in the Lease from the State of Washington, Department of Natural Resources, as lessor, to The City of Anacortes, as lessee, recorded under Recording No. 9207240213, and in the sublease from the City of Anacortes as sublessor, to Fidalgo Marina Partnership, as sublessee recorded under Recording Nos. 9207240214 and 9207310172, records of said County.

PARCEL C:

An undivided 1.80 percent interest in the Marina Improvements as defined in and conveyed by Quit Claim Deed from Fidalgo Marina Partnership, as grantor, David Addie, an unmarried man, as grantee recorded July 15, 1999, under Recording No. 9907150074, records of Skagit County, Washington, and by successive Quit Claim deeds the last of which is Quit Claim deed recorded August 16, 2002, under Auditor's File No. 200208160114, to the vestee herein.

Situated in Skagit County, Washington.

WARNING: The Leasehold Estate affecting Parcel B is set to expire in September 29, 2016

EXHIBIT "B"
Exceptions

1. **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 FIDALGO MARINA CONDOMINIUM:
Recording No: 9302250059**

2. **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 SHORT PLAT NO. ANA-92-005:

Recording No: 9301110152**

3. **Easement including the terms, covenants, and provisions thereof, granted by instrument
Recorded: November 16, 1992
Recording No.: 9211160117, records of Skagit County, WA
In favor of: Puget Sound Power & Light Company, a Washington corporation
For: Underground distribution and electric lines and appurtenances thereto**

4. **Declaration of Easements, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: February 25, 1993
Auditor's No.: 9302250058, records of Skagit County, WA**

5. **Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium;
Recorded: February 25, 1993
Auditor's No.: 9302250060, records of Skagit County, WA

Correction thereto:
Recorded: March 5, 1993
Auditor's No.: 9303050032, records of Skagit County, WA

And amendment thereto**

EXHIBIT "B"

Exceptions (continued)

- Recorded: August 16, 1995
Auditor's No.: 9508160024, records of Skagit County, WA
6. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; TOGETHER WITH the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: November 24, 1909
Auditor's No.: 76533 and 96389, records of Skagit County, WA
7. Right of the State of Washington or any grantee or lessee thereof, upon paying reasonable compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses, or other easements for transporting and moving timber, stone, minerals or other products from other lands, contained in Deed
From: The State of Washington
Auditor's No.: 76533, records of Skagit County, WA
8. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto, to the extent provided for by RCW 64.34
9. 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 lands belonging to the State: Approved March 9, 1893
10. 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.
11. Lease, including the terms, covenants, conditions, and easements and provisions thereof, and any failure to comply with the terms, covenants, conditions and provisions:
Dated: August 10, 1987
Recorded: July 24, 1992
Recording No.: 9207240213
Lessor: State of Washington, Department of Natural Resources
Lessee: City of Anacortes
For a term of: 28 years, beginning December 31, 1987, and ending October 1, 2016
Affects: Parcel B and other property

EXHIBIT "B"

**Exceptions
(continued)**

12. Lease, including the terms and conditions thereof, and any failure to comply with the terms, covenants, conditions, and provisions;
Dated: May 6, 1990
Recorded: July 24, 1992
Auditor's No.: 9207240214, records of Skagit County, WA
Lessor: City of Anacortes
Lessee: Development Ventures, Inc.
For a term of: 27 years, beginning February 3, 1989 and ending October 1, 2016
Affects: Parcel B and other property
13. Confirmation of Lease including the terms, covenants and provisions thereof

Recording Date: July 31, 1992
Recording No.: 9207310171
14. Terms, covenants, conditions and provisions of the lease referred to in Schedule A hereof, and the effect of any failure to comply with the terms, covenants, conditions and provisions thereof.
Affects: Parcel B
15. Any adverse claim or other boundary dispute which may exist or arise by reason of the failure of the sublease referred to in Schedule A as to Parcel B to locate with certainty the boundaries of the subleased premises as defined in said sublease. No insurance is given as to the dimensions or location of said subleased premises within the property described in the lease from the State of Washington, Department of Natural Resources, as lessor, to the City of Anacortes, as lessee, recorded under Recording No. 9207240213 or in the sublease from the City of Anacortes, as sublessor, to Fidalgo Marina Partnership, as sublessee, recorded under Recording Nos. 9207240214 and 9207310172, records of Skagit County, Washington.
16. Lessor's Consent, including the terms, covenants, conditions and provisions thereof;
Dated: July 27, 1992
Recorded: July 31, 1992
Auditor's No.: 9207310170, records of Skagit County, WA
Affects: Parcel B
17. Any adverse claim or other boundary dispute which may exist or arise by reason of the failure of the deed under which title to Parcel C is vested, to locate or describe with certainty the improvements described in said Parcel C. No insurance is given as to the dimensions or location of said improvements within the property described in the lease from the State of Washington, Department of Natural Resources, as lessor, to the City of Anacortes, as lessee, recorded under Recording No. 9807240213, or in the sublease from the City of Anacortes, as sublessor, to Fidalgo Marina Partnership, as sublessee, recorded under Recording Nos. 9207240214 and 9207310172.

The reversionary rights of the City of Anacortes upon termination of the Lease dated May 6, 1990 by and between the City of Anacortes as Lessor and Development Ventures Inc. as

EXHIBIT "B"

**Exceptions
(continued)**

Lessee


18. **Right, title and interest of the City of Anacortes and/or the State of Washington, either present or by reversion, in and to that portion of said premises described as Parcel C.**
19. **Any defect in or invalidity of or any matters relating to the leasehold estate described in Schedule A which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Schedule A under Auditor's File No. 9303180089, records of Skagit County, Washington.**
20. **Affect, if any, of record of survey recorded November 10, 2003 under Auditor's File No. 200311100222, records of Skagit County, Washington.**
21. **City, county or local improvement district assessments, if any.**
22. **Assessments, if any, levied by Fidalgo Marina Owner's Association.**
23. **Assessments, if any, levied by City of Anacortes.**

| | | | |
|---|--|---|---|
| ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address) Anthony N. Fonte #30108 (714) 994-4900 C/O Silverstein & Huston (714) 994-3242 701 South Parker Street, Suite 5500 Orange, CA 92868 92868 | | TELEPHONE AND FAX NOS (714) 994-4900 (714) 994-3242 | FOR COURT USE ONLY FILED SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE CENTRAL JUSTICE CENTER NOV 20 2015 ALAN CARLSON Clerk of the Court <i>R. Vejna</i> BY: <u>R. VEJNA</u> DEPUTY |
| ATTORNEY FOR (Name) SUPERIOR COURT OF CALIFORNIA, COUNTY OF STREET ADDRESS: 700 Civic Center Drive West MAILING ADDRESS: 700 Civic Center Drive West CITY AND ZIP CODE: Santa Ana, CA 92701 BRANCH NAME: Central Justice Center | | RECEIVED NOV 12 2015 | |
| ESTATE OF (Name): STANLEY WAYNE EKSTROM aka: STANLEY W. EKSTROM | | ALAN CARLSON, Clerk of the Court L. CRUZ DEPUTY DECEDENT | |
| LETTERS <input checked="" type="checkbox"/> TESTAMENTARY <input type="checkbox"/> OF ADMINISTRATION WITH WILL ANNEXED | | <input type="checkbox"/> OF ADMINISTRATION <input type="checkbox"/> SPECIAL ADMINISTRATION | CASE NUMBER: 30-2015-00813414-PR-PW-CJC |

LETTERS

- The last will of the decedent named above having been proved, the court appoints (name):
Lawrence C. Felix
a. executor.
b. administrator with will annexed.
- The court appoints (name):
a. administrator of the decedent's estate.
b. special administrator of decedent's estate
(1) with the special powers specified in the Order for Probate.
(2) with the powers of a general administrator.
(3) letters will expire on (date):
- The personal representative is authorized to administer the estate under the Independent Administration of Estates Act with full authority with limited authority (no authority, without court supervision, to (1) sell or exchange real property or (2) grant an option to purchase real property or (3) borrow money with the loan secured by an encumbrance upon real property).
- The personal representative is not authorized to take possession of money or any other property without a specific court order.

WITNESS, clerk of the court, with seal of the court affixed.

(SEAL)  Date: **NOV 20 2015**
 Clerk by: ALAN CARLSON
Ruthie Vejna
 (DEPUTY)
RUTHIE VEJNA

AFFIRMATION


- PUBLIC ADMINISTRATOR: No affirmation required (Prob. Code, § 7621(c)).
- INDIVIDUAL: I solemnly affirm that I will perform the duties of personal representative according to law.
- INSTITUTIONAL FIDUCIARY (name):

I solemnly affirm that the institution will perform the duties of personal representative according to law. I make this affirmation for myself as an individual and on behalf of the institution as an officer.
(Name and title):
- Executed on (date): November 10, 2015
at (place): Orange, California.

Lawrence C. Felix
 (SIGNATURE)

CERTIFICATION

I certify that this document is a correct copy of the original on file in my office and the letters issued the personal representative appointed above have not been revoked, annulled, or set aside, and are still in full force and effect.

(SEAL)  Date: **APR 06 2016**
 Clerk, by: ALAN CARLSON
Sonia Roman
 (DEPUTY)
SONIA ROMAN