

When recorded return to:  
Pacific Dream Seafood, Inc.  
197 Kline Road  
Bellingham, WA 98226

Recorded at the request of:

File Number: A112710

201611300093  
Skagit County Auditor  
11/30/2016 Page 1 of 4 \$76.00  
3:24PM

GUARDIAN NORTHWEST TITLE CO.  
Statutory Warranty Deed

A112710

THE GRANTORS Henry Man-On Yeung, sole Shareholder of Anacortes Seafood, Inc., a dissolved Hawaii corporation, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Pacific Dream Seafood, Inc., a Washington corporation the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Portion Lots 7, 8, 9 and 10, Block 67, "MAP OF THE CITY OF ANACORTES" and a portion of Lots 1-4, Tract 1, Plate No. 8 Anacortes Tide and Shore Lands

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): P129811, 350113-0-027-0101

Dated ~~11/17/2016~~ 11/29/16

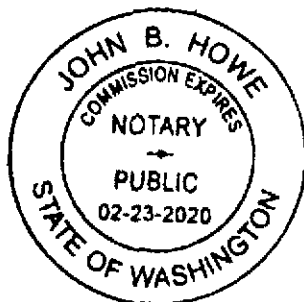
 , POA for Henry Man-On Yeung  
Henry Man-On Yeung


ACKNOWLEDGEMENT-Attorney in Fact

STATE OF WASHINGTON }  
County of SKAGIT } ss

On this 29<sup>th</sup> day of November, 2016, before me personally appeared David D. Lowell to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Henry Man-On Yeung and acknowledged that he signed the same as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living.

GIVEN under my hand and official seal the day and year last above written.



  
Notary Public in and for the State of Washington  
Residing at: Burlington, WA  
My Appointment Expires: 2/23/2020

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20165408  
NOV 30 2016

Amount Paid \$ 5514.10  
Skagit Co. Treasurer  
By HB Deputy

LPB 10-05(i-l)  
Page 1 of 4

## EXHIBIT A

BUILDING AND IMPROVEMENTS situated on the following described property:

Those portions of Lots 7, 8, 9 and 10, Block 67, "MAP OF THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, and of Lots 1, 2, 3 and 4, Tract No. 1 of Plate No. 8 of TIDE AND SHORE LANDS OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., as per plat on file with the Washington Commissioner of Public Lands, in Olympia lying within the following described property:

Begin at the Southeast corner of said Block 67, "MAP OF THE CITY OF ANACORTES"; thence North  $89^{\circ}22'50''$  West a distance of 91.00 feet along the North line of 2<sup>nd</sup> Street; thence parallel with the centerline of "O" Avenue North  $0^{\circ}35'25''$  East, a distance of 138.90 feet; thence parallel with the centerline of 2<sup>nd</sup> Street South  $89^{\circ}22'50''$  East, a distance of 91.00 feet to the West line of "O" Avenue; thence South  $0^{\circ}35'25''$  West, a distance of 138.90 feet along the West line of "O" Avenue to the North line of 2<sup>nd</sup> Street and the Point of Beginning.

TOGETHER WITH any portion of vacated Railroad Avenue lying within the above described property.

## EXHIBIT B

### EXCEPTIONS:

A. 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.)

B. 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.

### C. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Burlington Northern Railroad Company  
Recorded: September 23, 1986  
Auditor's No.: 8609230058  
Affects: A 30-foot strip of the subject property

D. 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  
Recorded: August 27, 1985  
Auditor's No.: 8508270029

E. 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  
Recorded: September 4, 1998  
Auditor's No.: 9809040088

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: Survey  
Recorded: March 1, 2011  
Auditor's No.: 201103010030

G. 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  
Recorded: January 30, 2012  
Auditor's No.: 201201300216

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

Recorded:

January 31, 1997

Auditor's No.:

199701310006