



201612020110

Skagit County Auditor

\$77.00

12/2/2016 Page

1 of

5 2:28PM

When recorded return to:

Mayvember Limited Liability Company  
Attn: Sung Uk Kim  
5316 Ferry Terminal Road  
Anacortes, WA 98221

**STATUTORY WARRANTY DEED**

**Stewart Title Guaranty Co. 16000200712 (5)**

THE GRANTOR, LN Ship Harbor Inn, Inc., a Washington corporation, for and in consideration of Ten Dollars and other good and valuable consideration, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys, and warrants to the Grantee, Mayvember Limited Liability Company, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington:

(see attached Exhibit A)

Subject to: those matters set forth on Exhibit B, attached hereto and incorporated herein.

Abbreviated Legal: Ptn. Lots 9-16, 21 and 22, "Plat of Norman & Wood's Sub-Division" - Parcel No.: P58116, 3808-000-011-0005, P58117, 3808-000-012-0004, P58118, 3808-000-014-0002, P58119, 3808-000-016-0000, P58120, 3808-000-020-0004, P58121, 3808-000-022-0002

Tax Parcel Numbers: 3808-000-001-0005 (P58116), 3808-000-012-0004 (P58117), 3808-000-014-0002 (P58118), 3808-000-016-0000 (P58119), 3808-000-020-0004 (P58120), 3808-000-022-0002 (P58121)

Dated: December 1, 2016

LN Ship Harbor Inn, Inc.,  
a Washington corporation

By: Neal Harvey  
Neal Harvey, Treasurer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016/12/01  
DEC 02 2016

Amount Paid \$ 75,675.00  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF WASHINGTON }  
 } ss.  
COUNTY OF KING }

I certify that I know or have satisfactory evidence that **Neal Harvey** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the Treasurer of **LN Ship Harbor Inn, Inc., a Washington corporation**, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 1, 2016



Brian Cross  
Notary name printed or typed: Brian Cross  
Notary Public in and for the State of Washington  
Residing at Bremerton  
My appointment expires: 3-9-20

Exhibit A

Legal Description

Parcel "A":

Lots 15, 16, 21 and 22 and all of that portion of Lots 9 and 10, lying Northerly of that certain strip of land conveyed to the City of Anacortes by deed dated May 6, 1959 and recorded June 15, 1959 under Auditor's file No. 581811 in Volume 302 of Deeds, page 699, all being in "NORMAN AND WOOD'S SUBDIVISION", according to the plat thereof recorded in Volume 4 of Plats, page 56, records of Skagit County, Washington.

Parcel "B":

That portion of Lots 13 and 14 lying North of that certain strip of land (State Highway 20) conveyed to the City of Anacortes by deed dated May 15, 1959, recorded June 15, 1959 under Auditor's File No. 581814, records of Skagit County, Washington; and all of Lots 17 through 20, inclusive; all of said lots above referred to being in "NORMAN AND WOOD'S SUBDIVISION", according to the plat thereof recorded in Volume 4 of Plats, page 56, records of Skagit County, Washington.

Parcel "C":

That portion of Lots 11 and 12, "NORMAN and WOOD'S SUBDIVISION", according to the plat thereof recorded in Volume 4 of Plats, page 56, records of Skagit County, Washington lying Northerly of a tract of land conveyed to the City of Anacortes by Deeds recorded June 15, 1959, under Auditor's File No. 581802 and 581814, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Exhibit B

Permitted Exceptions

1. Easement, including the terms and provisions thereof:  
In Favor Of: Marvin D. Portis and Jeanette M. Portis, husband and wife  
Dated: May 10, 1972  
Recorded: May 22, 1976  
Auditor's No: 768594 and 768595  
Purpose: Ingress and egress  
Area Affected: Existing 10 foot road on Lot 22
  
2. Easement, including the terms and provisions thereof:  
Reserved By: Marvin D. Portis and Jeanette M. Portis, husband and wife, their successors and assigns  
Purpose: Ingress and egress to Lots 15, 16, 17 and 18  
Recorded: May 3, 1976  
Auditor's No: 834291  
Area Affected: An existing 10 foot road and the extension thereof over the Westerly portion of Lot 15
  
3. Easement, including the terms and provisions thereof:  
In Favor Of: Richard J. Roskelley and Josephine A. Roskelley, husband and wife  
Recorded: June 14, 1960  
Auditor's No: 595481  
Purpose: Right of way and easement for installation, operation, maintenance, replacement and repair of a water pipeline, together with right of ingress and egress as is necessary for said purposes Area Affected: A strip of land being 2 feet on each side of a centerline described as follows: Commencing on the East line of Lot 14, "PLAT OF NORMAN & WOOD'S SUB-DIVISION", approximately 60 feet North of the centerline of Oakes Avenue and 2 feet North of the North line of the access road right of way crossing said Lot 14; thence North 85°56'15" West, paralleling the centerline of said access right of way to the East line of Lot 11 of said "PLAT OF NORMAN & WOOD'S SUB-DIVISION".
  
4. Agreement, and the terms and provisions thereof:  
Between: City of Anacortes  
And: Yosemite Management Group LLC  
Dated: March 20, 2006  
Recorded: May 5, 2006  
Auditor's No.: 200605050081  
Regarding: Latecomers Agreement
  
5. Easement, including terms and provisions thereof:  
Grantee: Comcast of Washington IV. Inc.  
Recorded: May 23, 2008  
Auditor's No. 200805230106  
Purpose: Grant of Easement  
Area Affected: As located

6. Easement and the terms and conditions thereof:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Purpose: construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity  
Affects: A portion of Lots 15 and 16  
Recorded: May 20, 2013  
Recording No.: 201305200159

7. Record of Survey recorded June 24, 2014 under Auditor's No. 201406240011.

8. Unrecorded State of Washington Department of Transportation Delegated State Rental Agreement and the terms and conditions thereof:

By and Between: LN Ship Harbor Inn, Inc., and the State of Washington, Department of Transportation  
Term: 1 year  
Start Date: July 1, 2016  
End Date: June 30, 2017  
Regarding: Crew Housing