

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

Recorded at the request of:
Guardian Northwest Title
File Number: A112710



201701310023
Skagit County Auditor
1/31/2017 Page

\$76.00
1 of 4 10:48AM

Correction Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS HENRY MAN-ON YEUNG, INDIVIDUALLY AND AS PRESIDENT OF BOTH ANACORTES SEAFOOD, INC., A DISSOLVED HAWAII CORPORATION AND OF OCEAN RUN SEAFOOD CANADA, LTD, THE SOLE SHAREHOLDER OF ANACORTES SEAFOOD, INC. for and in consideration of correcting the name of the grantor, conveys and warrants to 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"

Rerecorded to clarify that Anacortes Seafood, Inc. a dissolved Hawaii corporation is the seller and that Henry Man-on Yeung is signing on behalf of Ocean Run Seafood Canada, Ltd. as the sole shareholder in Anacortes Seafood, Inc.,

This deed corrects that certain deed recorded as Auditor's File No. ~~2016118893~~ with Real Estate Excise Tax Receipt No. 20165408.

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 1/26/17

Anacortes Seafood, Inc., a dissolved Hawaii corporation, by

David D. Lowell POA for Henry Man-on Yeung, Grantor
Henry Man-On Yeung by David D. Lowell his attorney in fact.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016386
JAN 31 2017

STATE OF Washington
COUNTY OF Skagit } SS:

Amount Paid 26
Skagit Co. Treasurer
By Man Deputy

On this 26th day of January, 2017, before me personally appeared David D. Lowell to me known to be the individual who executed the forgoing 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 purpose therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living.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 seal the day and year last above written

Printed Name: KENNETH B. DAVIS

Notary Public in and for the State of Washington

Residing at BELLINGHAM, WA

My appointment expires: 11/22/2020

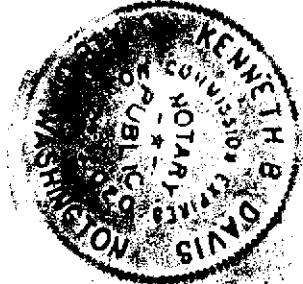
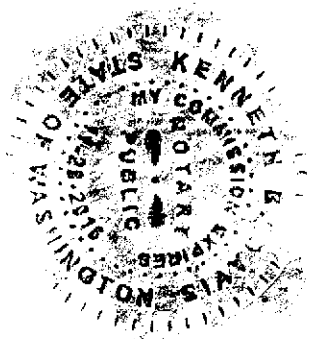


EXHIBIT A

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 2nd 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 2nd 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 2nd Street and the Point of Beginning.

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

EXHIBIT "B"

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