



201702020054

Skagit County Auditor
2/2/2017 Page

1 of 8 3:21PM
\$80.00

After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273

SPECIAL WARRANTY DEED

GRANTORS: **SHIRLEE D. CHRISTENSEN MOSTAD**, individually,
and
SHIRLEE D. CHRISTENSEN MOSTAD as **Personal Representative for the Estate of ARVID O. MOSTAD, Deceased**

GRANTEES: **MATTHEW A. MOSTAD**, a married man as his separate estate,
and
SARA B. MOSTAD, a married woman as her separate estate
Each as to an undivided one-half fractional interest as tenants in common

Legal Description;
Abbreviated Form: Apartment 6, Pier A, "ANCHOR COVE MARINA, A CONDOMINIUM"
Tract 90, Pier C, "ANCHOR COVE MARINA, A CONDOMINIUM"
Tract 51, Pier B, "ANCHOR COVE MARINA, A CONDOMINIUM"

Additional on Page: Exhibit A

Assessor's Tax Parcel No: 4331-000-006-0006; P79156
4331-000-090-0003; P79241
4331-000-051-0000; P79201

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 446
FEB 02 2017

Amount Paid \$ 80
Skagit Co. Treasurer
By *MARTIN* Deputy

THE GRANTORS, **SHIRLEE D. CHRISTENSEN MOSTAD**, individually, and **SHIRLEE D. CHRISTENSEN MOSTAD** in her capacity as the duly appointed, qualified and acting **Personal Representative** for the **Estate of ARVID O. MOSTAD, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 16 4 00106 8, in distribution of said estate, hereby grant, bargain, convey, and confirm to the **GRANTEES, MATTHEW A. MOSTAD**, a married man as his separate estate, and **SARA B. MOSTAD**, a married woman as her separate estate, an undivided one-half fractional interest to each as tenants in common, all of

the Grantors' interest in and to that certain real property, situated in the County of Skagit, State of Washington, and legally described as follows, together with all after-acquired title of the Grantors therein:

(See **Exhibit A** attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, restrictions and other exceptions set forth on **Exhibit B** attached hereto.

The Grantors, for themselves and for their successors in interest, do by these presents expressly limit the covenants of this deed to those herein expressed and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors, and not otherwise.

DATED: January 31, 2017.

Estate of ARVID O. MOSTAD, Deceased

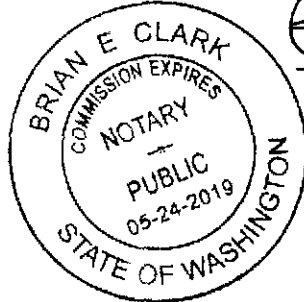
Shirlee D. Christensen Mostad
SHIRLEE D. CHRISTENSEN MOSTAD,
Individually

By Shirlee D. Christensen Mostad
SHIRLEE D. CHRISTENSEN MOSTAD,
Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **SHIRLEE D. CHRISTENSEN MOSTAD** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it individually and as the **Personal Representative** of the **Estate of ARVID O. MOSTAD, Deceased**, to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 31st day of January, 2017.



Brian E. Clark
Printed Name **BRIAN E. CLARK**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 5/24/2019

EXHIBIT A
(Legal Description)

Skagit County Assessor's Parcel #4331-00-006-0006; P79156

Parcel "A"

Leasehold estate in Apartment 6, Pier A, as shown on Survey of "ANCHOR COVE MARINA, A CONDOMINIUM", filed under Auditor's File No. 825123 in Volume 11 of Plats, page 29 and 30, and as identified in Declaration of Anchor Cove Marina filed under Auditor's File No. 825125, and as identified by Elevation of Piers recorded under Auditor's File No. 825124, records of Skagit County, Washington.

Parcel "B"

An undivided 0.6176% interest in the land lying within Anchor Cove Marina, as shown on Survey of "ANCHOR COVE MARINA, A CONDOMINIUM", filed under Auditor's File No. 825123 in Volume 11 of Plats, page 29 and 30, and as identified in Declaration of Anchor Cove Marina, filed under Auditor's File No. 825125, EXCEPT those portions lying within Tracts 1A and 1 through 26, inclusive, Pier A; Tracts 1B and 27 through 75, inclusive, Pier B; Tracts 76 through 125, inclusive, Pier C; and Tracts 126 through 187, inclusive, Pier D. (Said undivided 0.5681 interest being a leasehold estate in those portions delineated as Parcels "C", "D", "E" and "F" on the face of said Survey and the Fee Simple Estate in the remainder.)

Skagit County Assessor's Tax Parcel #4331-000-090-0003; P79241

Parcel "A"

Leasehold Estate in Tract 90, Pier "C" as shown on survey of Anchor Cove Marina, filed under Auditor's File No. 825123, in Volume 11 of Plats, pages 29 and 30 and as identified in Declaration of Anchor Cove Marina, filed under Auditor's File No. 825125, records of Skagit County, Washington.

Parcel "B"

An undivided 0.5681 percentage interest in the land lying within Anchor Cove Marina, as shown on Survey of Anchor Cove Marina, filed under Auditor's File No. 825123, in Volume 11 of Plats, pages 29 and 30, and as identified in Declaration of Anchor Cove Marina, filed under Auditor's File No. 825125, EXCEPT those portions lying within Tracts 1A and 1 through 26, inclusive, Pier A; Tracts 1B and 27 through 75, inclusive, Pier B; Tracts 76 through 125, inclusive, Pier C; and Tracts 126 through 187, inclusive, Pier D. (Said undivided 0.5681 interest being a leasehold estate in those portions delineated as Parcels "C", "D", "E" and "F" on the face of said survey and the fee simple estate in the remainder.)

Skagit County Assessor's Tax Parcel #4331-000-051-0000; P79201

Parcel "A"

Leasehold Estate in Tract 51, Pier "B" as shown on survey of Anchor Cove Marina, filed under Auditor's File No. 825123, in Volume 11 of Plats, pages 29 and 30 and as identified in Declaration of Anchor Cove Marina, filed under Auditor's File No. 825125, records of Skagit County, Washington.

Parcel "B"

An undivided 0.5681 percentage interest in the land lying within Anchor Cove Marina, as shown on Survey of Anchor Cove Marina, filed under Auditor's File No. 825123, in Volume 11 of Plats, pages 29 and 30, and as identified in Declaration of Anchor Cove Marina, filed under Auditor's File No. 825125.

EXCEPT those portions lying within Tracts 1A and 1 through 26, inclusive, Pier A; Tracts 1B and 27 through 75, inclusive, Pier B; Tracts 76 through 125, inclusive, Pier C; and Tracts 126 through 187, inclusive, Pier D. (Said undivided 0.5681 interest being a leasehold estate in those portions delineated as Parcels "C", "D", "E" and "F" on the face of said survey and the fee simple estate in the remainder.)

EXHIBIT B
(Anchor Cove/Exceptions)

1. General taxes, as follows, which became a lien on January 1, 2017, but which cannot be paid until February 15, 2017:

<u>Tax Account No.</u>	<u>Year</u>	<u>Amount</u>
4331-000-006-0006; P79156	2017	\$1,037.91
4331-000-090-0003; P79241	2017	\$ 733.19
4331-000-051-0000; P79201	2017	\$ 733.19

2. Municipal assessments and impact fees, if any, levied by the City of Anacortes.
3. Assessments, if any, due and owing Anchor Cove Marina Condominium.
4. Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said property, and rights of tenants to remove trade fixtures at the expiration of the term.
5. Easements, restrictions, and other matters shown on Schedule "B-1" attached.

Schedule "B-1"

EXCEPTIONS:

A. LEASE AND THE TERMS AND CONDITIONS THEREOF:

Lessor: Washington Department of Natural Resources
Lessee: Anchor Cove Marina Condominium Association
For a Term of: 30 years beginning August 1, 2004
Dated: July 27, 2004
Recorded: September 10, 2004
Auditor's No.: 200409100144

Said Lease was amended by instrument recorded September 17, 2004, under Auditor's File No. 200409170094

B. Rights, if any, of the Great Northern Railway Company to operate and maintain spur tracks over and across said premises.
(Affects that portion of said premises lying within Parcels A, B, C, D and E, as delineated on the face of survey.)

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Right of way for the construction, maintenance and operation of a railway track or tracks over and across a strip of land 16 feet wide.
In Favor Of: Great Northern Railway Company, a Minnesota corporation
Recorded: August 22, 1946
Auditor's No.: 395207
Affects: That portion of said premises lying within the vacated 5th Street adjacent to Parcel C, as delineated on the face of survey.

D. EASEMENTS AFFECTING A PORTION OF SAID PREMISES AS DISCLOSED BY THAT CERTAIN UNRECORDED LEASE FROM THE STATE OF WASHINGTON TO PIR CORPORATION.

For: Submarine cables
In Favor Of: Puget Sound Power & Light Company
Dated: July 20, 1959 and January 14, 1964
Application Nos.: 25646 and 29205, respectively
Affects: That portion of said premises lying within Parcel F, as delineated on the face of survey

E. Rights of City of Anacortes to construct, maintain and operate sewers in vacated streets, as reserved in ordinances of vacation.

F. Said land or a portion thereof may lie beneath navigable waters. Any portion of said land which lies or which may in the future lie beneath navigable waters is subject to right of navigation, together with incidental rights of fishing, boating, swimming, water skiing and other related recreational purposes generally regarded as corollary to the right of navigation and the use of public waters. See Wilbour vs. Gallagher 77 Washington Decision 2nd, page 307.
(Affects that portion of said premises lying within Parcel A, B, D and F, as delineated on the face of survey.)

Schedule "B-1"

EXCEPTIONS CONTINUED:

G. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENT AND ASSESSMENTS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, EASEMENT AND ASSESSMENTS, AS HERETO ATTACHED.

Declaration Dated: October 16, 1975
Recorded: October 21, 1975
Auditor's No.: 825125
Executed By: P.I.R. Corporation

The above covenants were amended by instruments recorded February 23, 1981, December 14, 1983, January 18, 1990, December 17, 1992, September 6, 1996, January 20, 1999, December 14, 2000, May 20, 2003 and November 23, 2004, under Auditor's File Nos. 8102230007, 8312140008, 9001180014, 9212170010, 9212170011, 9212170012, 9609060052, 9901200107, 200012140052, 200305200155 and 200411230121, respectively, copies hereto attached.

H. Rights of ingress and egress over portions of the Plat, designated as common area or limited common and the right to use said areas for all proper purposes in favor of the other holders of undivided interests or occupants of the numbered lots.

I. Any question which may arise due to a title gap affecting a small parcel of land, 14.5 feet wide by 124.5 feet long. Said gap affects a portion of Pier C, Tracts 76, 77, 78, 79, 101, 102, and 103 therein, the ramp leading to Pier C and a small portion of vacated "J" Avenue South of the ramp leading to Pier C.

J. 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. (Affects that portion of said premises lying within Parcel "A", "B", "D" and "F", as delineated on face of survey.)

K. RELEASE AND SETTLEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Anchor Cove Marina Condominium Association
And: Skagit County
Recorded: March 15, 2011
Auditor's No.: 201103150042
Regarding: Encroachments

L. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County, a political subdivision of the State of Washington
Purpose: The right, without prior notice to Grantor, and at all times, to enter upon and use the Easement Area for any and all lawful purposes, including, but not limited to, the use of the Easement Area for public vehicle parking and other Skagit County uses and operations related in any way to the Guemes Island Ferry
Area Affected: See Exhibit B attached thereto
Dated: February 15, 2011
Recorded: March 15, 2011
Auditor's No.: 201103150043

