

When recorded return to:
Torrey Lautenbach and Troy Lautenbach
13084 Ball Road
Mount Vernon, WA. 98273



Skagit County Auditor \$76.00
3/30/2017 Page 1 of 4 3:29PM

Recorded at the request of:
Guardian Northwest Title
File Number: A113631

Statutory Warranty Deed

A113631
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Carroll Consulting LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Torrey Lautenbach and Troy Lautenbach, both married as separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 66-B, Anchor Cove Marina

Tax Parcel Number(s): P79217, 4331-000-066-0003

Leasehold Estate in Unit 66, Pier B, "ANCHOR COVE MARINA, A CONDOMINIUM", as per plat recorded in Volume 11 of Plats, pages 29 and 30, and according to the Declaration recorded under Auditor's File No. 825125 and all amendments thereto, records of Skagit County, Washington.

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 "A" attached hereto

Dated 3.30.2017

Carroll Consulting, LLC

[Signature]
By: W. Kipp Carroll, Managing Member

[Signature]
By: Darlette Carroll, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171249
MAR 30 2017

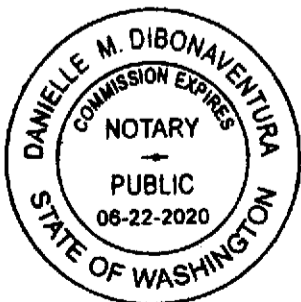
Amount Paid \$ 11506.81
Skagit Co. Treasurer
By MA Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Carroll Consulting, LLC, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-30-17

[Signature]
Printed Name: Danielle M. DiBonaventura
Notary Public in and for the State of Washington
Residing at MA Vernon
My appointment expires: 6-22-20



SCHEDULE "B-1"

EXCEPTIONS:

A. Terms, covenants and conditions contained within that certain Lease recorded May 31, 1974 under Auditor's File No. 801512.

(Affects that portion of said premises lying within Parcel C, as delineated on the face of survey.)

Said Lease being a rerecord of that certain Lease recorded April 3, 1974 under Auditor's File No. 798756.

Terms and conditions of Assignment and Ratification dated February 23, 1981 and recorded July 15, 1981, under Auditor's File No. 8107150056.

B. Terms, covenants and conditions contained within that certain Lease recorded April 3, 1974 under Auditor's File No. 798757.

(Affects that portion of said premises lying within Parcels D and E, as delineated on the face of survey.)

Terms and conditions of Assignment and Ratification dated February 23, 1981 and recorded July 15, 1981, under Auditor's File No. 8107150056.

C. 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.)

D. 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 track 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.:	<u>395207</u>
Affects:	That portion of said premises lying within the vacated 5th Street adjacent to Parcel C, as delineated on the face of survey

E. EASEMENTS AFFECTING A PORTION OF SAID PREMISES AS DISCLOSED BY THAT CERTAIN UNRECORDED LEASE FROM THE STATE OF WASHINGTON TO P.I.R. CORPORATION:

For: Submarine cables
In Favor Of: Puget Sound Power & Light Company
Dated: July 20, 1959 and January 14, 1964
Application No's.: 25646 and 29205, respectively
Affects: That portion of said premises lying within Parcel F, as delineated on the face of survey

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

G. 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 Parcels A, B, D and F as delineated on the face of survey.)

H. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENT AND ASSESSMENTS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, EASEMENT AND ASSESSMENTS:

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

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Recorded: February 23, 1981 and December 14, 1983
Auditor's No.: 8102230007 and 8312140008

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Recorded: December 17, 1992
Auditor's Nos.: 9212170010, 9212170011 and 9212170012

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Recorded: September 6, 1996 and January 2, 1999, December 14, 2000,
May 20, 2003 and November 23, 2004
Auditor's Nos.: 9609060052, 9901020107, 20012140052, 200305200155
and 200411230121

I. 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.

J. 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.

K. LEASE, AND THE TERMS AND CONDITIONS THEREOF:

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

Exhibit to said Lease recorded September 17, 2004 under Auditor's File No. 200409170094.

Said Lease replaces expired Lease recorded under Auditor's File No. 798754.

L. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, chapter 156, Laws of 1963 (R.C.W. 64.32) as now amended or as may hereafter be amended.

M. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

N. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

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

O. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Recorded: March 15, 2011
Auditor's No.: 201103150043
Purpose: Public vehicle parking and other Skagit County uses
Area Affected: Portion of subject property

P. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Anchor Cove Marina Condominium Association
Recorded: March 15, 2011
Auditor's No.: 201103150044
Purpose: Marina related purposes