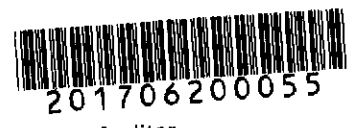


UNRECORDED
OFFICIAL DOCUMENT



When recorded return to:
David Leon and Joni Hardcastle
1526 Cherrylane Place S
Seattle, WA 98144

Skagit County Auditor \$79.00
6/20/2017 Page 1 of 7 11:43AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172903
JUN 20 2017

Amount Paid \$ 1215.48
Skagit Co. Treasurer
By *WAM* Deputy

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620031147

Escrow No.: 620031147

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Zucker and Angela Zucker, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to David Leon and Joni Hardcastle, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Unit 55, Dock E, ANACORTES MARINA CONDOMINIUM, according to Declaration thereof
recorded under Auditor's File No. 8103010012, and any amendments thereto; and Surveys Maps
and Plans thereof recorded in Volume 13 of Plats, pages 32, 42, 68 and 76, and amended by
Auditor's File No. 199912200131, records of Skagit County, Washington.

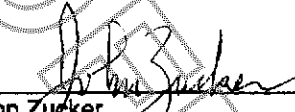
Situated in Skagit County, Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P82285 / 4436-006-055-0009,


Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HERE OF

STATUTORY WARRANTY DEED
(continued)

Dated: June 15, 2017



John Zucker



Angela Zucker

State of _____
County of _____

See attached

I certify that I know or have satisfactory evidence that John Zucker and Angela Zucker are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Mendocino

On June 16th, 2017 before me, SHARON PIERCE - A (notary public)

personally appeared JOHN ZUCKER AND ANGELA ZUCKER

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Sharon Pierce

(seal)

EXHIBIT "A"

Exceptions

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: June 1, 1981
Auditor's No.: 8106010013, records of Skagit County, Washington
In favor of: Anacortes Marina Owner's Association
For: Ingress, egress and access for uses and purposes described in subparagraphs 21.4 and 21.5 of the Condominium Declaration
2. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: February 20, 1987
Auditor's No.: 8702200055, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms, covenants, and provisions thereof, granted, created or reserved by numerous instruments of record
In favor of: The City of Anacortes
For: Underground sewers and appurtenances, and water pipelines and appurtenances, and any other public utilities
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on ANACORTES INDUSTRIAL PARK ADDITION:

Recording No: Volume 10, pages 19 through 21

5. Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium;
Recorded: June 1, 1981
Auditor's No.: 8106010012, records of Skagit County, Washington

AND in Amendments thereto

Recorded: June 26, 1981

Auditor's Nos.: 8106260020, records of Skagit County, Washington

AND in Amendments thereto

Recorded: August 12, 1981

Auditor's Nos.: 8108120086, records of Skagit County, Washington

AND in Amendments thereto

Recorded: June 16, 1983

Auditor's Nos.: 8306160023, records of Skagit County, Washington

EXHIBIT "A"

**Exceptions
(continued)**

AND in Amendments thereto

Recorded: July 19, 1983

Auditor's Nos.: 8307190014, records of Skagit County, Washington

AND in Amendments thereto

Recorded: December 20, 1999

Auditor's Nos.: 199912200131, records of Skagit County, Washington

AND in Amendments thereto

Recorded: May 25, 2017

Auditor's Nos.: 201705250013 being a re-recording of 201606170112, records of Skagit County, Washington

6. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
7. Terms, covenants, conditions and provisions of the lease referred to in Schedule A hereof, and the effect of any failure to comply with the terms, covenants, conditions and provisions thereof.
8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on ANACORTES MARINA CONDOMINIUM PHASE 1:

Recording No: 8106010014

Amended by Auditor's File No. 199912200131

9. Assignment and agreement, including the terms and conditions thereof,
By: Anacortes Marine Enterprises, Inc., a Washington corporation
And between: Anacortes Marina Owners Association, a Washington non-profit corporation
Dated: July 28, 1981
Recorded: August 12, 1981
Auditor's No.: 8108120087, records of Skagit County, WA
Providing for: Anacortes Marina Owners Association becoming master lessee for all purposes relating to lease recorded under Auditor's File No. 8104240009, records of Skagit County, Washington.
10. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the

EXHIBIT "A"

Exceptions (continued)

body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

11. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: November 10, 1969
Auditor's No(s): 732791, records of Skagit County, Washington
In favor of: City of Anacortes
For: Construction, installation, repair, maintenance and replacement of public utilities and services
Affects: Common areas
12. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law.
Recorded: June 13, 1977
Auditor's No(s): 858251, records of Skagit County, Washington
Executed By: Bettye Bryant, Mayor of the City of Anacortes, et al
13. Terms, conditions, and restrictions of that instrument entitled Lease;
Recorded: April 24, 1981
Auditor's No(s): 8104240010 and 8104240009, records of Skagit County, Washington
14. Aquatic Lands Lease No. 22-A02510 including the terms, covenants and provisions thereof
Recording Date: May 11, 2017
Recording No.: 201705110008
15. Rights of ingress and egress over portions of the condominium designated as common area or limited common area and the right to use said areas for all proper purposes in favor of the holders of undivided interests or occupants of the numbered units.
16. The effect of survey map and plans and/or amendments thereto as recorded under Auditor's File No. 8106010014, 8108130085, 8306160022 and 8307190013, records of Skagit County, Washington
17. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by City of Anacortes.
19. Assessments, if any, levied by Anacortes Marina Condominium.

EXHIBIT "B"

The leasehold estate, as created by the instrument herein referred to as the Lease which is identified as follows:

Recorded: May 11, 2017
Auditor's No.: 201705110008, records of Skagit County, Washington
Lessor: Washington State Department of Natural Resources
Lessee: Anacortes Marina Owners Association
Term: 30 years, beginning April 1, 2017, and ending March 31, 2047
Affects: That portion lying within the harbor area

The lessee's interest as to the herein described property is now held of record by John Zucker and Angela Zucker, husband and wife;

Pursuant to: Partial Assignment of Lease
Recorded: July 3, 2012
Auditor's File No.: 201207030067, records of Skagit County, Washington

The estate or interest in the land which is covered by this Commitment is: The leasehold estate, as leasehold estate is defined in Section 1(h) of the Conditions and Stipulations of the policy to issue, created by the instrument herein referred to as the Lease which is identified as follows:

Dated: April 22, 1981
Recorded: April 24, 1981
Auditor's No.: 8104240010, records of Skagit County, Washington
Lessor: Fidalgo, Inc., a Washington corporation
Lessee: Anacortes Marine Enterprises, Inc.
Term: 30 years, beginning February 1, 1980, and ending February 1, 2010
Affects: That portion lying Westerly of the Inner Harbor Line

The lessee's interest as to the herein described property is now held of record by John Zucker and Angela Zucker, husband and wife;

Pursuant to: Partial Assignment of Lease
Recorded: July 3, 2012
Auditor's File No.: 201207030067, records of Skagit County, Washington

UNRECORDED
DOCUMENT