

When recorded return to:
Kevin T. Duncan and Vicki L. Duncan
25829 Jim Creek Road
Arlington, WA 98223

Recorded at the request of:
Guardian Northwest Title
File Number: A114942

Skagit County Auditor
10/26/2017 Page

1 of 5 1:54PM



Statutory Warranty Deed

A114942
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Wayne Hill and Laurel Hill, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kevin T. Duncan and Vicki L. Duncan, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 42, Fidalgo Marina

For Full Legal See Attached Exhibit "A"

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): P102568, 4599-000-042-0001

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175041
OCT 26 2017

Dated 10/25/2017

Wayne Hill
Wayne Hill

Laurel Hill
Laurel Hill

Amount Paid \$ 7125.00
Skagit Co. Treasurer
mam Deputy

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Wayne Hill and Laurel Hill, 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: 10/25/2017



Amy Sjoberg
Printed Name: Amy Sjoberg
Notary Public in and for the State of Washington
Residing at King Co.
My appointment expires: 3/1/2020

Order No:

EXHIBIT A

Parcel A:

Unit 42, "FIDALGO MARINA CONDOMINIUM", according to the Declaration thereof, recorded under Skagit County Auditor's File No. 9302250060 and any amendments thereto, records of Skagit County, Washington.

Order No:

EXHIBIT "B"

EXCEPTIONS:

A. Terms and conditions of Articles of Incorporation and Bylaws of Fidalgo Marina Owner's Association, including restrictions, regulations and conditions for dues and assessments, as established and levied pursuant thereto.

B. LEASE, AND THE TERMS AND PROVISIONS THEREOF:

Lessor: State of Washington, acting by and through the
Dept. of Natural Resources
Lessee: City of Anacortes
Term: 17 years, January 3, 2017 to January 2, 2034
Recorded: February 3, 2017
Auditor's No.: 201702030107

LEASE, AND THE TERMS AND PROVISIONS THEREOF:

Lessor: City of Anacortes
Lessee: Fidalgo Marina Partnership
Term: 17 years, January 3, 2017 to January 2, 2034
Recorded: April 26, 2017
Auditor's No.: 201704260024

C. 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.

D. Easements for power vault, access, utilities and water line, as delineated on Survey by Leonard & Boudinot, Inc., dated February 1991, under Job No. 91019.

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington
corporation
Recorded: November 16, 1992
Auditor's No.: 9211160117
Purpose: Underground distribution and electric lines and
appurtenances thereto

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: Short Plat No. ANA-92-005
Recorded: January 11, 1993
Auditor's No.: 9301110152

Order No:

G. TERMS AND CONDITIONS OF DECLARATION OF EASEMENT:

Recorded: February 25, 1993
Auditor's No.: 9302250058

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 Plans of Fidalgo Marina Condominium
Recorded: February 25, 1993
Auditor's No.: 9302250059

I. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: February 25, 1993
Auditor's File No.: 9302250060

Said instrument was modified by instruments recorded March 5, 1993 and August 16, 1995, under Auditor's File Nos. 9303050032 and 9508160024.

J. 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: Short Plat No. ANA 95-002
Recorded: August 30, 1995
Auditor's No.: 9508300041

K. Reservations contained in deeds from the State of Washington recorded under Auditor's File Nos. 76533 and 96389, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

L. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Fidalgo Bay.

Order No:

M. 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.)

N. 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.

O. TERMS AND CONDITIONS OF MEMORANDUM OF MARINE SLIP SUBLEASES:

Dated:	May 5, 2017
Recorded:	May 9, 2017
Auditor's No.:	201705090038