



201712120033

Skagit County Auditor  
12/12/2017 Page 1 of 4 1:26PM \$77.00

When recorded return to:  
RKMN, LLC, a Washington limited liability company  
181 S 333rd St  
Federal Way, WA 98003

Recorded at the request of:  
Guardian Northwest Title  
File Number: A115213

### Statutory Warranty Deed

A115213  
GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR Retromobilia, 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 **RKMN, LLC, a Washington Limited Liability Company** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Units A101 and A102, Premium Warehouse and Storage Condo

Tax Parcel Number(s): P127019, 4943-001-101-0000, P127020, 4943-001-102-0000

Units A-101 and A-102, "PREMIUM WAREHOUSE AND STORAGE CONDOMINIUM", according to Declaration recorded November 9, 2007, under Auditor's File No. 200711090162, and any amendments thereto; and Map and Survey recorded November 9, 2007, under Auditor's File No. 200711090161; and being a portion of Lot 8, Anacortes Short Plat No. ANA 03-001, recorded February 13, 2003, under Auditor's File No. 200302130095, all in 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 per Exhibit "A" attached hereto.

Dated Dec. 8, 2017

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017 5740  
DEC 12 2017

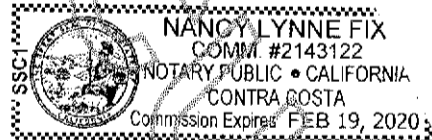
Retromobilia, LLC, a Washington limited liability company

By: John Jung, Managing Member

Amount Paid \$ 4,722.<sup>00</sup>  
Skagit Co. Treasurer  
By Deputy

By: Richard Frederick, Managing Member

STATE OF California }  
COUNTY OF Contra Costa } SS:



I certify that I know or have satisfactory evidence that John Jung and Richard Frederick are the person who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Managing Members of Retromobilia, LLC, a Washington limited liability company, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: December 8, 2017

Notary Public in and for the State of California  
Residing at 1966 Tice Valley Blvd, Walnut Creek, CA  
My appointment expires: 4/25/2021 94595

# 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 Contra Costa

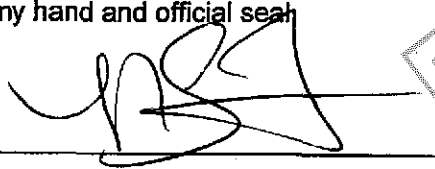
On December 8, 2017 before me, Nancy Lynne Fix, Notary  
(insert name and title of the officer)

personally appeared John Duhon Tung and Richard Paul Fuduck  
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 \_\_\_\_\_



(Seal)



EXHIBIT "A"

A. Condemnation by the State of Washington of rights of access to State Highway and of light, view and air, by decree entered May 22, 1961 in Skagit County Court Cause No. SC-26054.

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: February 21, 1995  
Recorded: March 17, 1995  
Auditor's No.: 9503170095  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;  
Location: A 10 foot strip of land

C. 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. 95-020  
Recorded: May 13, 1996  
Auditor's No.: 9605130078

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Jerry Smith and Molly Smith, husband and wife  
And: Charles Olson and Margaret Olson, husband and wife  
Dated: October 17, 1995  
Recorded: May 13, 1996  
Auditor's No.: 9605130079  
Regarding: Ingress, egress and utilities (Molly Lane)

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: Short Plat No. ANA-03-001  
Recorded: February 13, 2003  
Auditor's No.: 200302130095  
Affects: Parcels "B" and "C"

F. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: February 12, 2003  
Recorded: February 14, 2003  
Auditor's No.: 200302140232  
Executed By: Jerry and Molly Smith and Charles and Margaret Olson

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Dated: August 31, 2005  
Recorded: September 6, 2005  
Auditor's No.: 200509060173  
Purpose: Sanitary sewage facilities  
Area Affected: The West 10 feet and the South 10 feet of Lot 7 of said Short Plat. The East 10 feet of Lot 6 of said Short Plat, and the South 10 feet of the East 100 feet of Lot 6 of said Short Plat. The South 10 feet of the West 70 feet of Lot 8 of said Short Plat.

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:

Plat/Subdivision Name: Premium Warehouse and Storage Condominium  
Recorded: November 9, 2007  
Auditor's No.: 200711090161

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: November 9, 2007  
Auditor's File No.: 200711090162

Said instrument was modified by instruments recorded October 13, 2011, June 17, 2014 and July 2, 2015, under Auditor's File Nos. 201110130082, 201406170054 and 201507020087.

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: Premium Warehouse And Storage, A Condominium,  
Amendment No. 1  
Recorded: October 13, 2011  
Auditor's No.: 201110130081

K. 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: Premium Warehouse And Storage, A Condominium,  
Amendment No. 2  
Recorded: June 17, 2014  
Auditor's No.: 201406170053

L. 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: Premium Warehouse And Storage, A Condominium,  
Amendment No. 3  
Recorded: July 2, 2015  
Auditor's No.: 201507020088

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. Any tax, fee, assessments or charges as may be levied by Premium Warehouse And Storage Association.