



201801310124

Skagit County Auditor \$78.00
1/31/2018 Page 1 of 5 3:28PM

When recorded return to:
Cannery Row Properties, LLC, a Washington Limited Liability Company
715 Seafarers Way, Suite 100A
Anacortes, WA 98221

Recorded at the request of:

File Number: A115096

Statutory Warranty Deed

A115096
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Seafarers, LLP, a Washington Limited Liability Partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Cannery Row Properties, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Units 100W, 201, 202 and 203, The Cannery, a Commercial Condominium

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): P125268, 4909-000-100-0000, P125273, 4909-000-203-0000

Dated January 29, 2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018392
JAN 31 2018

Seafarers, LLP, a Washington Limited Liability Partnership

Amount Paid \$46,285.00
Skagit Co. Treasurer
By [Signature] Deputy

[Signature]
By: Ronald A Woolworth, Partner

[Signature]
By: Lisa Strandberg, Partner

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ronald A Woolworth and Lisa Strandberg is/are the person who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Partners of Seafarers, LLP, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 01/29/2018



[Signature]
Barbara A Granger
Notary Public in and for the State Washington
Residing at Sedro Woolley, Washington
My appointment expires: 4/25/2021

EXHIBIT "A"

Units 100W, 201, 202 and 203, THE CANNERY, a Commercial Condominium, recorded November 29, 2006, under Auditor's File No. 200611290275, records of Skagit County, Washington, and being a portion of Lot 2C of that certain Boundary Line Adjustment Survey recorded June 6, 2003, under Auditor's File No. 200306060196, records of Skagit County, Washington, being a revision of Lots 2A, 2B, 2C and 2D, Seafarer's View, according to the plat thereof recorded December 3, 2001, under Auditor's File No. 200112030101, records of Skagit County, Washington; being in portions of Government Lots 1 and 2, Section 19, Township 35 North, Range 2 East of the Willamette Meridian and of Plate No. 10 Tide and Shore Lands of Section 19, Township 35 North, Range 2 East of the Willamette Meridian, Anacortes Harbor, according to the official map thereof on file with the State Land Commissioner at Olympia, Washington.

EXHIBIT "B"

A. 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.)

B. 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.

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. ANA-98-003
Recorded: February 17, 1999
Auditor's No.: 199902170072

Some of the matters shown on said Short Plat were revised by the Plat of "SEAFARER'S VIEW" recorded as Auditor's File No. 20012030101.

D. 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: Seafarer's View
Recorded: December 3, 2001
Auditor's No.: 20012030101

Some of the matters shown on said Plat were revised by Boundary Line Adjustment Surveys recorded as Auditor's File Nos. 200304290104 and 200306060196.

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: Survey
Recorded: January 12, 2005
Auditor's No.: 200501120117

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: The Cannery A Commercial Condominium
Recorded: November 29, 2006
Auditor's No.: 200611290275

G. 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.

Order No:

H. 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 29, 2006
Auditor's File No.: 200611290276

A modification of said Declaration was ratified by document recorded as Auditor's File No. 200910080036

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

Recorded: June 29, 2000
Auditor's No.: 200006290013
Executed By: Port of Anacortes

Said document is a re-recording of Auditor's File No. 9903020097.

Said Covenants were amended by Auditor's File No. 200906190003. Said amendment was ratified by a document recorded as Auditor's File No. 200910080036.

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

Recorded: September 6, 2000
Auditor's No.: 200009060070
Executed By: Shared Healthcare Systems

K. AGREEMENTS, AND THE TERMS AND PROVISIONS THEREOF:

Between: Northwest Educational Service District No. 189
And: Port of Anacortes
Recorded: August 25, 2006
Auditor's No.: 200608250015, 200608250016 and 200608250018
Regarding: Approval of Conditional Point of Compliance

Attached to said Agreements is a copy of an Environmental Remediation Agreement dated June 4, 2003.

L. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Port of Anacortes
And: Seafarer's LLP
Recorded: September 11, 2003
Auditor's No.: 200309110179
Regarding: Environmental Remediation Agreement

M. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Port of Anacortes
Recorded: May 13, 2005
Auditor's No.: 200505130127
Purpose: Ingress and egress and such other matters as set forth therein
Area Affected: Affects other property with the right to relocate onto a portion of the subject property.

Said document is a rerecording of Auditor's File No. 200505120060.

Order No:

N. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Seafarer's LLP
Recorded: November 29, 2006
Auditor's No. 2006112900274
Purpose: Ingress, egress and utilities including storm drainage
Area Affected: A 20-foot wide strip of the subject property

Said Easement includes the right to assign rights to the Port of Anacortes.

O. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Port of Anacortes
And: ASAP Investments
Recorded: July 29, 2005
Auditor's No.: 200507290257
Regarding: Environmental Remediation Agreement

P. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy Inc.
Recorded: August 15, 2005
Auditor's No. 200508150178
Purpose: "... utility systems for ... electricity..."
Area Affected: 10-foot wide portions of the subject property.