

When recorded return to:
Ben Mikaelson and Connie Mikaelson
6957 San Juan Hill
Anacortes, WA 98221



Skagit County Auditor
3/5/2018 Page 1 of 7 11:47AM \$80.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033868

CHICAGO TITLE
020033868

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert D Best, Trustee under Trust Agreement dated April 18, 1978
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Ben Mikaelson and Connie Mikaelson, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Unit(S): 69 DOCK B Condo: ANACORTES MARINA CONDO

Tax Parcel Number(s): P82492 / 4440-002-069-0004,

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018053

MAR 05 2018

Amount Paid \$ 2230.00

Skagit Co. Treasurer

By *BJ* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 1, 2018

Robert D. Best Living Trust

BY: Robert D. Best, Trustee
Robert D. Best
Trustee

State of Florida
County of MANATEE

I certify that I know or have satisfactory evidence that
Robert Best

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Robert D. Best Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3/1/18

Gale Molovinsky
Name: Gale Molovinsky
Notary Public in and for the State of Florida
Residing at: 5745 Pangstone Drive, Sarasota, FL 34238
My appointment expires: 8/21/19



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P82492 / 4440-002-069-0004

Unit 69, Dock B, 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 42, 43 and 44, and recorded under Auditor's File No. 8108120085, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
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

EXHIBIT "B"

**Exceptions
(continued)**

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

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 II:

Recording No: 8108120085

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 "B"

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. Terms, covenants and conditions contained in that certain assignment of lease recorded under Auditor's File No. 8108120087, records of Skagit County, Washington
17. 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
18. City, county or local improvement district assessments, if any.
19. Assessments, if any, levied by City of Anacortes.

EXHIBIT "B"

Exceptions
(continued)

20. Assessments, if any, levied by Anacortes Marina Condominium.