

After recording return to:  
Inslee Best Doezie & Ryder, PS  
ATTN: James McBain  
10900 NE 4<sup>th</sup> St, Suite 1500  
Bellevue, WA 98004



201804020143

Skagit County Auditor \$79.00  
4/2/2018 Page 1 of 6 2:31PM

CHICAGO TITLE  
020034170

**STATUTORY WARRANTY DEED**

Grantor: GO FISCH LLC  
Grantee: STUART EHRENREICH AND JUDY EHRENREICH, TRUSTEES OF THE EHRENREICH FAMILY TRUST  
Abbreviated Legal Description: *Unit D, First Amendment Maritime Building Condominium*  
Assessor's Property Tax Parcel/Account No.: R111449/4690-000-900-0400  
Reference Numbers of Documents Assigned or Released: N/A

The Grantor, GO FISCH, LLC, a Washington limited liability company, for and in consideration of a Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is acknowledged hereby conveys and warrants to the Grantees, STUART EHRENREICH and JUDY EHRENREICH, TRUSTEES OF THE EHRENREICH FAMILY TRUST, a Washington trust, that certain real property situated in the County of Skagit, State of Washington, legally described on Exhibit A attached hereto and incorporated herein by this reference, subject to those easements, restrictions and matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

Dated: 3-22-18

(signature page follows)

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20181295

APR 02 2018

Amount Paid \$ 2764.<sup>00</sup>

Skagit Co. Treasurer

By *M. Kim* Deputy

STATUTORY WARRANTY DEED

GO FISCH, LLC

By: Thomas Rivily  
Thomas Rivily  
Its Manager

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Thomas Rivily is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of Go Fisch, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 22<sup>nd</sup> day of March, 2018

**NOTARY PUBLIC**  
State of Washington  
**DANIEL NEHEMIAH SHIN**  
Commission Expires APRIL 9, 2018

\_\_\_\_\_  
Daniel Shin  
Notary Public in and for the State of Washington  
Residing at Auburn  
My appointment expires: April 9, 2018

**Exhibit A  
Legal Description**

Unit D, "First Amendment to Survey Map and Plans for Maritime Building Condominium," as shown on said Survey Map and Plans recorded December 6, 1999, under Auditor's File No. 199912060103, records of Skagit County, Washington, and as identified in that certain Declaration of Condominium recorded January 31, 1997, under Auditor's File No. 9701310008, First Amendment thereto recorded December 6, 1999, under Auditor's File No. 199912060104, and Second Amendment thereto recorded August 27, 2004, under Auditor's File No. 200408270154, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Subject to: covenants, conditions, restrictions and easements of record.

**EXHIBIT "B"**  
Exceptions

1. 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 MARITIME BUILDING CONDOMINIUM:

Recording No: 9701310007

2. 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 FIRST AMENDMENT TO SURVEY MAP AND PLANS FOR MARITIME BUILDING CONDOMINIUM:

Recording No: 9912060103

3. Unrecorded easement for power line granted to United States Coast Guard, constructive notice of which is given by recital contained in instrument  
Recorded: June 3, 1961  
Recording No.: 609474, records of Skagit County, Washington  
Affects: The exact location of said easement is undeterminable

NOTE: A portion of said power line was transferred to Puget Sound Power and Light Company, by instrument;

Dated: March 15, 1962  
Recorded: March 29, 1962  
Recording No.: 619670, records of Skagit County, Washington

4. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: January 26, 1962  
Auditor's No.: 617291, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: We are unable to determine the exact location of said easement rights

5. Covenants, conditions, and restrictions contained in instrument  
Dated: August 17, 1989  
Recorded: August 24, 1989  
Auditor's No.: 8908240031, records of Skagit County, Washington  
Executed by: Transamerica Occidental Life Insurance Company, a California corporation

**EXHIBIT " B "**

Exceptions  
(continued)

As follows:

- a. This property shall be used exclusively for a real estate office, professional office space, landing ramp for Island Ferry and Barge, apartments and moorage. Any other use will be subject to the written approval of Skyline Associates
- b. There shall not be any business conducted on this Lot 7, Skyline Division 13, such as boat and engine sales and repairs, marine hardware, gas, oil and diesel fuel sales to marine craft, boat charters and rentals, and other items related to a marine operation
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument  
Recorded: February 22, 1971, and August 4, 1975  
Auditor's Nos.: 748984 and 821474, records of Skagit County, Washington  
Imposed by: Skyline Beach Club, Inc., a non-profit corporation
7. Joint use of a finger pier located on the Northerly line of said premises, with owners of Lot 6, as disclosed by instrument;  
Recorded: October 12, 1994  
Auditor's No.: 9410120064, records of Skagit County, Washington
8. Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap by does not discriminate against handicap persons;  
Recorded: January 31, 1997  
Auditor's No.: 9701310008, records of Skagit County, Washington  
  
AMENDED by instrument(s):  
Recorded: December 6, 1999, and August 27, 2004  
Auditor's No(s): 199912060104 and 200408270154, records of Skagit County, Washington
9. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
10. Easement Agreement, including the terms and conditions thereof, entered into  
By: Walter F. Vendetti and Diane Vendetti, husband and wife  
And between: Van Sealon, Inc.  
Recorded: January 23, 1997  
Auditor's No.: 9701230111, records of Skagit County, Washington  
Providing: Moorage and maintenance
11. Bylaws - Skyline Beach Club including the terms, covenants and provisions thereof

**EXHIBIT " B "**

Exceptions  
(continued)

Recording Date: July 28, 2009  
Recording No.: 200907280031

12. 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 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.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by City of Anacortes.
15. Assessments, if any, levied by Skyline Beach Club.
16. Assessments, if any, levied by Maritime Building Owner's Association.