



201804200111

Skagit County Auditor

4/20/2018 Page

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\$79.00

6 3:37PM

RETURN ADDRESS:

Robert B. Holbrook  
4915 Doon Way  
Anacortes, Wa. 98221

DOCUMENT TITLE:	GUARDIAN NORTHWEST TITLE CO. STATUTORY WARRANTY DEED A115814
REFERENCE NUMBER:	
GRANTOR:	K & C STORAGE, LLC, A Washington Limited Liability Company
GRANTEE:	Robert B. Holbrook and Patricia K. Dunn, Trustees of the Holbrook-Dunn Trust dated May 3,
TRUSTEE:	N/A
LEGAL DESCRIPTION:	Unit A-110, "PREMIUM WAREHOUSE AND STORAGE CONDOMINIUM AMENDMENT NO. 2--full legal attached to document.
PARCEL NUMBER:	P127028, 4943-001-110-0000

## Statutory Warranty Deed

THE GRANTOR K & C Storage, 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 Robert B. Holbrook and Patricia K Dunn, Trustees of the Holbrook-Dunn Trust, dated 5-3-03 the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Unit A-110, Premium Warehouse and Storage Condominium #2

Tax Parcel Number(s): P127028, 4943-001-110-0000

Unit A-110, "PREMIUM WAREHOUSE AND STORAGE CONDOMINIUM AMENDMENT NO. 2," according to declaration recorded June 17, 2014, under Auditors' File No. 201406170054; and Map and Survey recorded June 17, 2014, under Auditor's File No. 201406170053; 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

04/19/2018

K & C Storage LLC

Christine R. Moore  
By: Christine Moore, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20181622

APR 20 2018

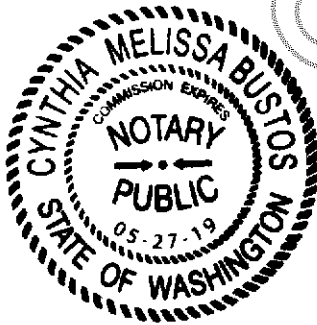
Amount Paid \$2586.<sup>00</sup>  
Skagit Co. Treasurer  
By John Deputy

Order No:

STATE OF Washington }  
COUNTY OF Yakima } SS:

I certify that I know or have satisfactory evidence that Christine Moore is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Managing Member of K & C Storage LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4/19/2018 Cynthia Melissa Bustos  
Notary Public in and for the State of Washington  
Residing at Yakima, WA  
My appointment expires: 5/27/2019



**SCHEDULE "B-1"**

**EXCEPTIONS:**

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:

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:

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

Dated: November 8, 2007  
Recorded: November 9, 2007  
Auditor's No.: 200711090162  
Executed By: Moore Solutions LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: October 13, 2011, June 17, 2014 and July 2, 2015  
Auditor's No.: 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,  
1st Amendment, 2nd Amendment and 3rd  
Amendment  
Recorded: October 13, 2011, June 17, 2014 and July 2, 2015  
Auditor's No.: 201110130081, 20140617005 and 201507020088