



201906280107

06/28/2019 01:38 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:

Ronald D. Skarbo, Trustee of the Ronald D. Skarbo Revocable Trust dated October 15, 2009
3373 Biz Point Road
Anacortes, WA 98221

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephen D. Winters and Rebecca M. Winters, husband and wife, **GUARDIAN NORTHWEST TITLE CO.**
19-2553

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Ronald D. Skarbo, Trustee of the Ronald D. Skarbo Revocable Trust dated October 15, 2009

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Leasehold estate in Apartment and/or Moorage Slip, C-9, of "Anacortes Marina Condominium Phase III"

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): P82676 & 4454-000-009-0004

Dated: *6/27/19*

Stephen D. Winters

Rebecca M. Winters

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20192632
JUN 28 2019

Amount Paid \$ *2230.00*
Skagit Co. Treasurer
By *nam* Deputy

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Stephen D. Winters and Rebecca M. Winters is the person who appeared before me, and said person acknowledged that ~~he~~^{she} signed this instrument and acknowledged it to be ~~his~~^{her} free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 27th day of June, 2019

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021



EXHIBIT A
LEGAL DESCRIPTION

Property Address: Slip C9, Anacortes Marina Slip, Anacortes, WA 98221
Tax Parcel Number(s): P82676 & 4454-000-009-0004

Property Description:

The leasehold estate in apartment and/or moorage slip C-9, Phase III of the Anacortes Marina Condominium, a leasehold condominium, located in the leasehold estate created by those certain leases dated March 13, 1980 and April 22, 1981, as recorded on April 24, 1981 under Skagit County Auditor's Filing Numbers 8104240009 and 8104240010, respectively as shown on the plans and Survey for Phase I recorded on June 1, 1981, in Volume 13 of Condominium Plats, Pages 32 through 38, inclusive, under Skagit County Auditor's Filing No, 8106010014, as shown on the Amendment to Survey of Phase I recorded on December 20, 1999, under Skagit County Auditor's Filing No. 199912200131, as shown on the Plans and Survey for Phase II recorded on August 12, 1981 in Volume 13 of Condominium Plats, Pages 42 through 44, inclusive, under Skagit County Auditor's Filing No. 8108120085, as shown on the Plans and Survey for Phase III recorded on June 16, 1983 in Volume 13 of Condominium Plats, Pages 66 through 68, inclusive, under Skagit County Auditor's Filing No. 8306160022, and as shown on the Plans and Survey for Phase IV recorded on July 19, 1983 in volume 13 of Condominium Plats, Pages 76 through 78, inclusive, under Skagit County Auditor's Filing No, 8307190013, and as identified by the Declaration recorded on June 1, 1981, under Skagit County Auditor's Filing No. 8106010012, as amended by Amendment recorded on June 26, 1981, under Skagit County Auditor's Filing No. 8106260020, by Second Amendment recorded on August 12, 1981 under Skagit County Auditor's Filing No. 8108120086, by the Third Amendment recorded on June 16, 1983, under Skagit County Auditor's Filing No. 8306160023, and by the Fourth Amendment recorded on July 19, 1983, under Skagit County Auditor's Filing No. 8307190014.

TOGETHER WITH that undivided percentage interest in the Common Areas and Facilities as defined in RCW64.32.010(6) and Paragraph 7 of said Declaration appertaining to said apartment and/or moorage slip to be determined as provided in Paragraph 8.

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EXHIBIT B

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1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. Any lien or liens that may arise or be created in consequence of or pursuant to an act of the Legislature of the State of Washington entitled "An Act Prescribing the Ways in which Waterways for the Uses of Navigation may be Excavated by Private Contract, providing for Liens upon Lands Belonging to the State, Granting rights-of-way Across Lands Belonging to the State", approved March 9, 1893.

10. Said land or a portion thereof may lie beneath navigable waters. Any portion of said land which lies or which may in the future lie beneath navigable waters is subject to rights of navigation, together with incidental rights of fishing, boating, swimming, water skiing and other related recreational purposes, generally regarded as corollary to the right of navigation and the use of the public waters. See *Wilbur v Gallagher*, 77 Washington Decision 2nd, Page 307.

11. Lease, and the terms and provisions thereof by State of Washington and between Anacortes Marine

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Enterprises for a term of 30 years dated March 13, 1980, recorded April 24, 1981, as Auditor's File No. 8104240009.

12. Lease, and the terms and provisions thereof by Fidalgo, Inc. and between Anacortes Marine Enterprises for an equal term of the harbor lease, dated April 22, 1981, recorded April 24, 1981, as Auditor's File No. 8104240010.

13. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Anacortes Marine Enterprises, Inc., dated May 28, 1981, recorded June 1, 1981, as Auditor's File No. 8106010012.

Above covenants, conditions and restrictions were amended and recorded June 26, 1981, August 12, 1981, June 16, 1983, July 19, 1983 and May 25, 2017 as Auditor's File No's. 8106260020, 8108120086, 8306160023, 8307190014, 201606170112, 201705250013 and 201811080010.

14. Covenants, conditions, restrictions and limitations contained in the Deed under which title is claimed, recorded under Auditor's File No. 858251, of which reference to the record is hereby made for full particulars.

15. Provisions, limitations and requirements contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963, as Amended "R.C.W. 64.32."

16. Any assessment now or hereafter levied under the provisions contained in declaration recorded June 1, 1981 as Auditor's File No. 198106010012, or as may be established by any By-Laws or Amendments adopted thereafter.

17. 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 other holders of undivided interests or occupants on the numbered units.

18. Terms, covenants and conditions contained in that certain Assignment of Lease recorded under Auditor's File No. 8108120087.

19. Easement and provisions contained therein as created or disclosed by instrument in favor of the City of Anacortes, recorded November 10, 1968 as Auditor's File No. 732791.

20. Reservations, provisions and/or exceptions contained in instrument executed by Robert M. Thorstenson and Pamela Rae Thorstenson, husband and wife, recorded July 27, 2007 as Auditor's File No. 200707270160.

21. The effect of Survey Map and Plans and/or Amendments thereto, as recorded under Auditor's File Nos. 8106010014, 8108130085, 8306160022, 837190013, 200811200088 and 201302220060.