



202001240113

01/24/2020 01:48 PM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

When recorded return to:

Geoffrey B. Shilling and Ann M. H. Shilling
10 East Roanoke Street Slip 5
Seattle, WA 98102

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) James A. Kastner and Sonja C. Kastner, Trustees of Kastner Family Trust, dated August 19, 2008, ,

19-4015

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

in hand paid, conveys, and warrants to Geoffrey B. Shilling and Ann M. H. Shilling, a married couple

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:

Unit 103, Building 4, Amended Fidalgo Business Park Condominium

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): P133130 & 6034-004-000-0103

Dated: 01/23/2020

Kastner Family Trust, dated August 19, 2008

By: James A. Kastner TTE
James A. Kastner, Trustee

By: Sonja C. Kastner TTE
Sonja C. Kastner, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020292
JAN 24 2020

Amount Paid \$ 2725.00
Skagit Co. Treasurer
By: MH Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-4015-KS

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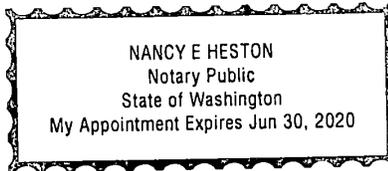
STATE OF WASHINGTON
COUNTY OF ~~SKAGIT~~ Douglas

I certify that I know or have satisfactory evidence that James A. Kastner and Sonja C. Kastner, signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Trustees of the Kastner Family Trust, dated August 19, 2008 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 23rd day of January, 2020

Nancy E Heston
Signature

Notary
Title



My appointment expires: 6/30/2020

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 9006 Molly Lane, Anacortes, WA 98221
Tax Parcel Number(s): P133130 & 6034-004-000-0103

Property Description:

Parcel A:

Unit 103, Building 4, "AMENDED FIDALGO BUSINESS PARK CONDOMINIUM", according to Declaration recorded March 23, 2016, under Auditor's File No. 201603230071 and Survey Map Plans recorded under Auditor's File No. 201603230072, records of Skagit County, Washington.

Parcel B:

A non-exclusive easement for ingress and egress reserved in deed to Jerry Smith, et al recorded August 16, 1994, under Auditor's File No. 9408160065 and delineated on the face of Skagit Sound Business Park Condominium recorded May 3, 2007, under Auditor's File No 200705030118, and Fidalgo Business Park Condominium recorded October 8, 2009 under Auditor's File No. 200910080141.

EXHIBIT B

19-4015-KS

1. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: January 12, 1961

Auditor's No.: 603031

2. MEMORANDUM OF LEASE, AND THE TERMS AND CONDITIONS THEREOF:

Lessor: Chuck E. Moore and Phyllis M. Moore, husband and wife

Lessee: Dynamic Sign Company, a Washington proprietorship (Matt & Lynne Minninger, husband and wife dba Dynamic Sign Company)

Dated: July 30, 1992

Recorded: July 31, 1992

Auditor's No.: 9207310078

Term: Term to expire April 27, 1997, and to continue from year to year thereafter unless terminated by either party giving written notice to the other party

3. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: August 16, 1994

Auditor's No.: 9408160065

Purpose: Ingress and egress

Area Affected: Undisclosed

4. Any question that may arise regarding the exact location of the 50-foot wide easement established by Auditor's File No. 9408160065 and set forth on Schedule "C" hereto.

5. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: May 13, 1996

Auditor's No.: 9605130079

Purpose: Ingress, egress and utilities

Area Affected: Undisclosed

6. 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: Record of Survey

Recorded: February 11, 1999

Auditor's No.: 9902110074

7. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes

Dated: August 25, 2005

Recorded: September 6, 2005

Auditor's No.: 200509060172

Purpose: Sanitary sewage facilities

Statutory Warranty Deed
LPB 10-05

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Area Affected: Ptn. subject property

8. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit Sound Enterprises, LLC, et al
Dated: March 19, 2008
Recorded: June 2, 2008
Auditor's No.: 200806020027
Purpose: Tri Party Utility and Access Agreement
Area Affected: See document

9. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Weaver Land Holdings, LLC
And: Fidalgo Storage LLC
Dated: August 26, 2008
Recorded: September 15, 2008
Auditor's No.: 200809150088
Regarding: Storm Water Drainage Easement Agreement

10. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: August 26, 2008
Recorded: September 15, 2008
Auditor's No.: 200809150105
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion of subject property

11. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Erik L. Bowman and Dulcie Bowman, husband and wife
And: Fidalgo Storage LLC
Dated: January 2009
Recorded: February 5, 2009
Auditor's Nos.: 200902050044 and 200902050045
Regarding: Storm Water Drainage Easement Agreement

12. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Karolyne A. DeAtley, a single person
And: Fidalgo Storage LLC
Dated: January 29, 2009
Recorded: February 5, 2009
Auditor's No.: 200902050046
Regarding: Storm Water Drainage Easement Agreement

13. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit Sound Enterprises LLC
And: Fidalgo Storage LLC
Dated: April 2, 2008
Recorded: February 5, 2009
Auditor's No.: 200902050076

Statutory Warranty Deed
LPB 10-05

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Regarding: Storm Water Drainage Easement Agreement

14. 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: Survey Plans of Fidalgo Business Park Condominium
Recorded: October 8, 2009
Auditor's No.: 200910080141

Amended survey plans recorded under Auditor's File Nos. 201403270114, 20150220008, 201603230071 and 201711140099.

15. 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.

16. 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: October 8, 2009
Auditor's File No.: 200910080142

Amendments to Declaration recorded under Auditor's File Nos. 201403270113, 201502200083, 201603230072 and 201711140100.