

When recorded return to:

Sal Arria
Bella Vita Marine, LLC
231 White Point Rd
Friday Harbor, WA 98250

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2606

Jul 14 2020

Amount Paid \$4725.00
Skagit County Treasurer
By Heather Beauvais Deputy

Escrow No.: 620043509

CHICAGO TITLE CO.
620043509
STATUTORY WARRANTY DEED

THE GRANTOR(S) Stuart B. Ehrenreich and Judy Ehrenreich, Trustees of the Ehrenreich Family Trust dated May 29, 2003

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Bella Vita Marine, LLC, a Washington limited liability company

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

UNIT E, MARITIME BUILDING CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED JANUARY 31, 1997, UNDER RECORDING NO. 9701310008, AND SURVEY MAP AND PLANS RECORDED IN VOLUME 16 OF PLATS, PAGES 156 THROUGH 158, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P111450 / 4690-000-900-0500

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 12, 2020

Stuart B. Ehrenreich and Judy Ehrenreich, Trustees of the Ehrenreich Family Trust Dated May 29, 2003

BY: *Stuart B. Ehrenreich*
Stuart B. Ehrenreich
Trustee

BY: *Judy A. Ehrenreich*
Judy A. Ehrenreich
Trustee

State of washington
county of skagit

I certify that I know or have satisfactory evidence that Stuart B Ehrenreich
and Judy A Ehrenreich

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 Trustees of The Ehrenreich Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 13, 2020

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of washington
Residing at: Arlington
My appointment expires: 03.01.2024

EXHIBIT "A"
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 Survey Map and Plans for Maritime Building Condominium, recorded in Volume 16 of Plats, Pages 156 through 158:

Recording No: 9701310007

First Amendment to Survey Map and Plans for Maritime Building Condominium recorded in Recording No. 9912060103.

2. 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 & Light Company, by instrument;

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

3. 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

4. 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
 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

EXHIBIT "A"**Exceptions
(continued)**

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

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
 - Recorded: February 22, 1971
 - Auditor's No.: 748984, records of Skagit County, Washington
 - Recorded: August 4, 1975
 - Auditor's No.: 821474, records of Skagit County, Washington
 - Imposed by: Skyline Beach Club, Inc., a non-profit corporation

6. 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
 - Auditor's No(s): 199912060104, records of Skagit County, Washington

 - Recorded: August 27, 2004
 - Auditor's No(s): 200408270154, records of Skagit County, Washington

7. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.

8. 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

9. Bylaws - Skyline Beach Club including the terms, covenants and provisions thereof
 - Recording Date: July 28, 2009
 - Recording No.: 200907280031

Amendments to said Bylaws recorded

 - Recording Date: December 21, 2018

EXHIBIT "A"
Exceptions
(continued)

Recording No. 201812210006

Recording Date: May 8, 2020
Recording No. 202005080022

10. Assessments, if any, levied by City of Anacortes.
11. City, county or local improvement district assessments, if any.