

When recorded return to:

Andrew Johnson and Jinhua Johnson
16758 466th Place SE
North Bend, WA 98043SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3481
Sep 02 2020
Amount Paid \$4405.00
Skagit County Treasurer
By Marissa Guerrero Deputy**STATUTORY WARRANTY DEED**

GNW 20-6767

THE GRANTOR(S) Walter C. Wright and Patricia A. Wright, husband and wife,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Andrew Johnson and Jinhua Johnson, 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 30, FIDALGO MARINA 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): P102540; 4599-000-030-0009

Dated: 8-10-20W.C. Wright
Walter C. Wright
Patricia A. Wright
Patricia A. WrightStatutory Warranty Deed
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STATE OF WASHINGTON
COUNTY OF SKAGIT

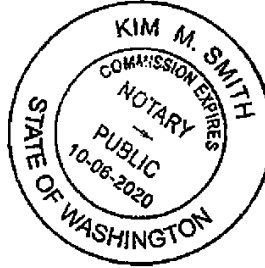
I certify that I know or have satisfactory evidence that Walter C. Wright and Patricia A. Wright are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10 day of August, 2020

Kim M. Smith
Signature

Notary
Title

My appointment expires: 10-6-2020



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: FIDALGO MARINA CONDO, UNIT 30, Anacortes, WA 98221

Tax Parcel Number(s):

Property Description:

Parcel A:

Unit 30, "FIDALGO MARINA CONDOMINIUM", according to the Declaration thereof, recorded under Skagit County Auditor's File No. 9302250060 and any amendments thereto, records of Skagit County, Washington.

Parcel B:

A Leaschold Interest in Marina Slip No. 30, as shown on Exhibit "B" to Condominium Declaration of "FIDALGO MARINA CONDOMINIUM", according to the Declaration thereof, recorded under Skagit County Auditor's File No. 9302250060 and any amendments thereto, records of Skagit County, Washington, lying within the Harbor Area described in the Lease from the State of Washington, Department of Natural Resources, as lessor, to The City of Anacortes, as lessee, recorded under Auditor's File No. 201702030107, as in the sublease from The City of Anacortes as sublessor, to Fidalgo Marina Partnership, as sublessee recorded under Auditor's File No. 201704260024, records of Skagit County, Washington.

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

EXHIBIT B

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1. Terms and conditions of Articles of Incorporation and Bylaws of Fidalgo Marina Owner's Association, including restrictions, regulations and conditions for dues and assessments, as established and levied pursuant thereto.

2. LEASE, AND THE TERMS AND PROVISIONS THEREOF:

Lessor: State of Washington, acting by and through the Dept. of Natural Resources

Lessee: City of Anacortes

Term: 17 years, January 3, 2017 to January 2, 2034

Recorded: February 3, 2017

Auditor's No.: 201702030107

LEASE, AND THE TERMS AND PROVISIONS THEREOF:

Lessor: City of Anacortes

Lessee: Fidalgo Marina Partnership

Term: 17 years, January 3, 2017 to January 2, 2034

Recorded: April 26, 2017

Auditor's No.: 201704260024

3. 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.

The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate

4. Easements for power vault, access, utilities and water line, as delineated on Survey by Leonard & Boudinot, Inc., dated February 1991, under Job No. 91019.

5. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation

Recorded: November 16, 1992

Auditor's No.: 9211160117

Purpose: Underground distribution and electric lines and appurtenances thereto

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: Short Plat No. ANA-92-005

Recorded: January 11, 1993

Auditor's No.: 9301110152

7. TERMS AND CONDITIONS OF DECLARATION OF EASEMENT:

Recorded: February 25, 1993

Auditor's No.: 9302250058

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8. 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: Survey Plans of Fidalgo Marina Condominium
Recorded: February 25, 1993
Auditor's No.: 9302250059

9. 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: February 25, 1993
Auditor's File No.: 9302250060

Said instrument was modified by instruments recorded March 5, 1993 and August 16, 1995, under Auditor's File Nos. 9303050032 and 9508160024.

10. 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: Short Plat No. ANA 95-002
Recorded: August 30, 1995
Auditor's No.: 9508300041

11. Reservations contained in deeds from the State of Washington recorded under Auditor's File Nos. 76533 and 96389, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

12. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Fidalgo Bay.

13. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

14. 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 land belonging to the State", approved March 9, 1893.

15. TERMS AND CONDITIONS OF MEMORANDUM OF MARINE SLIP SUBLEASES:

Dated: May 5, 2017
Recorded: May 9, 2017
Auditor's No.: 201705090038

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