

When recorded return to:
Brett Douglas Peck and Rhonda Marie Peck
12736 89th PL NE
Kirkland, WA 98034

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043864

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3768
Sep 21 2020
Amount Paid \$3685.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE CO.
620043864

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marc A. Lapsley and Shari Lapsley, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Brett Douglas Peck and Rhonda Marie Peck, a married couple

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

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

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

Tract 25, Pier A, Anchor Cove Marina CONDO

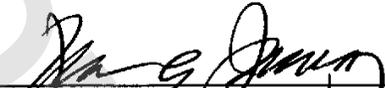
Tax Parcel Number(s): P79175 / 4331-000-025-0003

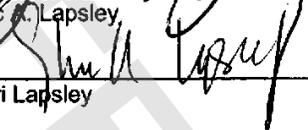
Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 18, 2020



Marc A. Lapsley


Shari Lapsley

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Marc A. Lapsley and Shari Lapsley 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 this instrument.

Dated: September 18, 2020
Lourea L. Garka

Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P79175 / 4331-000-025-0003

PARCEL A:

LEASEHOLD ESTATE IN TRACT 25, PIER A AS SHOWN ON SURVEY OF ANCHOR COVE MARINA, FILED UNDER AUDITOR'S FILE NO. 825123, IN VOLUME 11 OF PLATS, PAGES 29 AND 30 AND AS IDENTIFIED IN DECLARATION OF ANCHOR COVE MARINA, FILED UNDER AUDITOR'S FILE NO. 825125, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

AN UNDIVIDED 0.6176 PERCENTAGE INTEREST IN THE LAND LYING WITHIN ANCHOR COVE MARINA, AS SHOWN ON SURVEY OF ANCHOR COVE MARINA, FILE UNDER AUDITOR'S FILE NO. 825123, IN VOLUME 11 OF PLATS PAGES 29 AND 30, AND AS IDENTIFIED IN DECLARATION OF ANCHOR COVE MARINA, FILED UNDER AUDITOR'S FILE NO. 825125, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THOSE PORTIONS LYING WITHIN TRACTS 1A AND 1 THROUGH 34, INCLUSIVE, PIER A;

TRACTS 1B AND 27 AND THROUGH 75, INCLUSIVE, PIER B;

TRACTS 76 THROUGH 123, INCLUSIVE, PIER D.

(SAID UNDIVIDED .6176 INTEREST BEING A LEASEHOLD ESTATE IN THOSE PORTIONS DELINEATED AS PARCELS C, D, E AND F ON THE FACE OF SAID SURVEY AND THE FEE SIMPLE ESTATE IN THE REMAINDER.)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof;
Recorded: April 3, 1974
Auditor's No.: 798754, records of Skagit County, Washington
Lessor: The State of Washington
Lessee: PIR Corporation
Affects: That portion of said premises lying within Parcel F, as delineated on the face of said survey

The Lessee's interest was assigned by instrument;
Dated: February 23, 1981
Recorded: July 15, 1981
Auditor's No.: 8107150056, records of Skagit County, Washington
Assignee: Owners of individual units

2. A Lease, or memorandum thereof, including the terms and conditions thereof;
Dated: January 1, 1974
Recorded: April 3, 1974; May 31, 1974
Auditor's No.: 798756 and re-recorded under 801512, records of Skagit County, Washington
Lessor: Port of Anacortes
Lessee: P.I.R. Corporation
Affects: That portion of said premises lying within Parcel C, as delineated on the face of said survey

The Lessee's interest was assigned by instrument;
Dated: February 23, 1981
Recorded: July 15, 1981
Auditor's No.: 8107150056, records of Skagit County, Washington
Assignee: Owners of individual units

3. A Lease, or memorandum thereof, including the terms and conditions thereof;
Dated: January 1, 1974
Recorded: April 3, 1974
Auditor's No.: 798757, records of Skagit County, Washington
Lessor: Port of Anacortes
Lessee: P.I.R. Corporation
Affects: That portion of said premises lying within Parcels D and E, as delineated on the face of said survey

The Lessee's interest was assigned by instrument;
Dated: February 23, 1981
Recorded: July 15, 1981

EXHIBIT "B"
Exceptions
(continued)

Auditor's No.: 8107150056, records of Skagit County, Washington
Assignee: Owners of individual units

The lessee's interest is now held of record by Marc A. Lapsley and Shari Lapsley, husband and wife, by Deed:

Recorded: June 28, 2002
Auditor's File No.: 200206280234

4. Rights, if any, of the Great Northern Railway Company, now Burlington Northern Railroad Company, to operate and maintain spur tracks;
Affects: That portion of said premises lying within Parcels A, B, C, D and E, as delineated on the face of said survey

5. Easement, affecting a portion of said premises as disclosed by that certain unrecorded lease from the State of Washington to PIR Corporation;
Dated: July 20, 1959 and January 14, 1964
Auditor's No(s).: 25646 and 29205, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Submarine Cables
Affects: That portion of said premises lying within Parcel F, as delineated on the face of Survey

6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 22, 1946
Auditor's No(s).: 395207, records of Skagit County, Washington
In favor of: Great Northern Railway Company, a Minnesota corporation
For: Right of way for the construction, maintenance, and operation of a railway track or tracks over and across a strip of land 16 feet wide, and incidental purposes
Affects: That portion of said premises lying within vacated 5th Street adjacent to Parcel C, as delineated on the face of said survey

7. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 3, 1974
Auditor's No(s).: 798754, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Submarine cables
Affects: That portion of said premises lying within Parcel F, as delineated on the face of said survey

EXHIBIT "B"**Exceptions
(continued)**

8. Rights of the City of Anacortes to construct, maintain, and operate sewers in vacated streets, as reserved in ordinances of vacation.
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 way 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 state, approved March 9, 1893;
Affects: That portion of said premises lying within Parcels A, B, D and F, as delineated on the face of said survey
10. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: October 21, 1975
Auditor's No(s): 825125, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: February 23, 1981; September 6, 1996; January 20, 1999; December 14, 2000; May 20, 2003; September 10, 2004 and November 23, 2004
Auditor's No(s): 8102230007; 9609060052; 9901200107; 20012140052; 200305200155; 200409100144; and 200411230121, records of Skagit County, Washington
11. Rights of ingress and egress over portions of the plat designated as common area or limited common area, and the right to use said areas for all proper purposes;
In Favor Of: Other holders of undivided interests or other occupants of the numbered lots
12. Rights of City of Anacortes to construct, maintain and operate sewers in vacated streets, as reserved in ordinances of vacation.
13. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act (Condominiums), Chapter 156, Laws of 1963 (RCW 64.32) as now amended or as it may hereafter be amended.

EXHIBIT "B"
Exceptions
(continued)

14. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: October 21, 1975
Auditor's No(s): 825125, records of Skagit County, Washington
Imposed By: Anchor Cove Marina Condominium Association
15. A Lease, or memorandum thereof, including the terms and conditions thereof;
Recorded: September 10, 2004
Auditor's No.: 200409100144, records of Skagit County, Washington
Lessor: Washington Department of Natural Resources
Lessee: Anchor Cove Condominium Association
Affects: Portion of aquatic lands adjacent to Tracts 5, 5 1/2 and 6, Anacortes Tidelands (Plate 8)
16. Terms, conditions, and restrictions of that instrument entitled Lease Exhibits A-1 and A-2;
Recorded: September 17, 2004
Auditor's No(s): 200409170094, records of Skagit County, Washington
17. Encroachment Agreement, including the terms and conditions thereof; entered into;
By: City of Anacortes
And Between: Norm Lemberg
Recorded: June 7, 2005
Auditor's No.: 200506070136, records of Skagit County, Washington
18. Said land or a portion thereof may lie beneath navigable water. Any portion of said land which lies or which may in the future lie beneath navigable water is subject to right 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 public waters. See *Wilbour vs. Gallagher* 77 Washington Decision 2nd, page 307.

Affects: that portion of said premises lying within Parcel A, B, D and F, as delineated on the face of survey.
19. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 ANCHOR COVE MARINA, a condominium:

EXHIBIT "B"
Exceptions
(continued)

Recording No: 825123

20. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
21. Any question which may arise due to a title gap affecting a small parcel of land, 14.5 feet wide of 124.5 feet long.
- Affects: portion of Pier C, Tracts 76, 77, 78, 79, 101, 102 and 103 therein, the ramp leading to pier C and a small portion of vacated J Avenue South of the ramp leading to Pier C
22. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Skagit County
Purpose: Public vehicle parking and other Skagit County uses and operations related in any way to the Guemes Island ferry.
Recording Date: March 15, 2011
Recording No.: 201103150043
23. Release and Settlement Agreement and the terms and conditions thereof:
- Recording Date: March 15, 2011
Recording No.: 201103150042
24. City, county or local improvement district assessments, if any.
25. Assessments, if any, levied by City of Anacortes.