

**When recorded return to:**

Gordon E. Bannister and Lynn M. Bannister  
2611 W 2nd St  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620044406

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3815

Sep 22 2020

Amount Paid \$2965.00

Skagit County Treasurer

By Marissa Guerrero Deputy

**CHICAGO TITLE CO.**  
*620044406*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Lisa J. Claybo Pundt, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Gordon E. Bannister and Lynn M. Bannister, a married couple

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

UNIT 101, BUILDING 4, FIDALGO BUSINESS PARK CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, RECORDED OCTOBER 8, 2009, UNDER AUDITOR'S FILE NO. 200910080142 AND SURVEY MAP AND PLANS RECORDED UNDER AUDITOR'S FILE NO. 200910080141, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

TOGETHER WITH 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.

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P133128 / 6034-004-000-0101

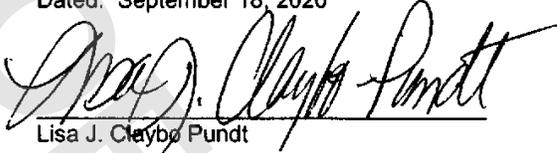
Subject to:

**STATUTORY WARRANTY DEED**  
(continued)

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 18, 2020

  
\_\_\_\_\_  
Lisa J. Claybo Pundt

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Lisa J. Claybo Pundt is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-21-2020

  
Name: Teresa D. Varney  
Notary Public in, and for the State of WA  
Residing at: Island 10  
My appointment expires: 5/29/23



**EXHIBIT "A"**  
Exceptions

1. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed  
Recorded: January 12, 1961  
Auditor's No.: 603031, records of Skagit County, Washington  
To: State of Washington
2. Memorandum of Lease, including the terms, covenants and provisions thereof  
Recording Date: July 31, 1992  
Recording No.: 9207310078
3. Declaration of Easement, including the terms and provisions thereof  
Recording Date: August 16, 1994  
Recording No.: 9408160065
4. Any question that may arise regarding the exact location of the 50-foot wide easement established by Auditor's File No. 9408160065, including the terms, covenants and provisions thereof
5. Agreement and Easement, including the terms and conditions thereof; entered into;  
By: Jerry Smith and Molly Smith, et al  
And Between: Betty Jo Cookson and Robert Burke Cookson, Trustees of the Betty Jo Cookson Trust dated December 4, 1990  
Recorded: May 13, 1996  
Auditor's No.: 9605130079, records of Skagit County, Washington  
Providing: Declaration and Agreement for Maintenance and Repair
6. Terms and conditions of the easement set forth in Exhibit "A".
7. Record of Survey;  
Recorded: February 11, 1999  
Auditor's File No.: 9902110074, records of Skagit County, Washington
8. Easement and Agreement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 6, 2005  
Auditor's No(s).: 200509060172, records of Skagit County, Washington  
In favor of: City of Anacortes  
For: Sanitary Sewage Facilities
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

**EXHIBIT "A"**

**Exceptions  
(continued)**

Granted to: Skagit Sound Enterprises llc  
Purpose: Tri Party Utility and Access Agreement  
Recording Date: June 2, 2008  
Recording No.: 200806020027

10. Storm Water Drainage Easement Agreement and the terms and conditions thereof

Recording Date: September 15, 2008  
Recording No.: 200809150088

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: September 15, 2008  
Recording No.: 200809150105

12. Storm Water Drainage Easement Agreement and the terms and conditions thereof

Recording Date: February 5, 2009  
Recording No.: 200902050044  
Recording No.: 200902050045

13. Storm Water Drainage Easement Agreement and the terms and conditions thereof

Recording Date: February 5, 2009  
Recording No.: 200902050046

14. Storm Water Drainage Easement Agreement and the terms and conditions thereof

Recording Date: February 5, 2009  
Recording No.: 200902050076

15. 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 FIDALGO BUSINESS PARK CONDOMINIUM:

Recording No: 200910080141

Amendments:

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No.: 201403270114  
Recording No.: 201502200082  
Recording No.: 201603230072  
Recording No.: 201711140099

16. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Entitled: Declaration for Fidalgo Business Park, a condominium  
Recording Date: October 8, 2009  
Recording No.: 200910080142

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 27, 2014  
Recording No.: 201403270113

Recording Date: February 20, 2015  
Recording No.: 201502200083

Recording Date: March 23, 2016  
Recording No.: 201603230071

Recording Date: November 14, 2017  
Recording No.: 201711140100

17. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: October 8, 2009  
Auditor's No(s): 200910080142, records of Skagit County, Washington  
Imposed By: Fidalgo Business Park Condominium Owners Association
18. Assessments, if any, levied by City of Anacortes.
19. Assessments, if any, levied by Fidalgo Business Park Condominium Owner's Association.
20. City, county or local improvement district assessments, if any.