

When recorded return to:

Richard G Moran and Katherine E Moran
6208 152nd Ave Ct E
Sumner, WA 98390

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4502

Oct 29 2020

Amount Paid \$8895.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044806

CHICAGO TITLE
620044806

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stuart B. Ehrenreich and Judy A. 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 Richard G Moran and Katherine E Moran, a married couple

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

UNIT 202, 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 RECORDING NO. 9701310007, 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): P111444 / 4690-000-202-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 27, 2020

The Ehrenreich Family Trust dated May 29, 2003

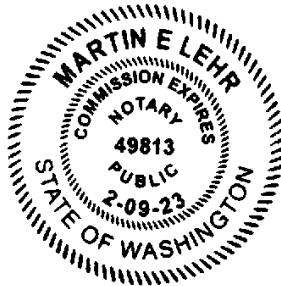
BY: [Signature] Trustee
Stuart B. Ehrenreich
Trustee

BY: Judy A. Ehrenreich, Trustee
Judy A. Ehrenreich
Trustee

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Stuart B Ehrenreich
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: October 28, 2020



[Signature]
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: 111 Conner
My appointment expires: 2-9-23

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 on December 6, 1999 under Recording No. 199912060103.

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 and 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 Nos.: 821474, records of Skagit County, Washington
 Imposed by: Skyline Beach Club, Inc., a non-profit corporation

6. Joint use of a finger pier located on the Northerly line of said premises, with owners of Lot 6, as disclosed by instrument;
 Recorded: October 12, 1994
 Auditor's No.: 9410120064, records of Skagit County, Washington

7. 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

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

9. 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

10. Bylaws - Skyline Beach Club including the terms, covenants and provisions thereof

 Recording Date: July 28, 2009

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 200907280031

Modification(s)

Recorded: December 21, 2018

Recording No.: 201812210006

Recorded: May 8, 2020

Recording No.: 202005080022

11. 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.
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. Assessments, if any, levied by City of Anacortes.
14. Assessments, if any, levied by Skyline Beach Club.
15. Assessments, if any, levied by Maritime Building Owner's Association.
16. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 21, 2020
between Richard G Moran Katherine E Moran ("Buyer")
Buyer Buyer
and EHRENREICH FAMILY TRUST ("Seller")
Seller Seller
concerning 1909 SKYLINE Way Anacortes WA 98221 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

AuthentSIGN
Richard G Moran 09/21/2020
Buyer 10:54:10 AM PDT Date

AuthentSIGN
Katherine E Moran 09/21/2020
Buyer 11:14:52 AM PDT Date

AuthentSIGN
[Signature] 09/21/2020
9/21/2020 8:36:33 PM PDT
Seller Date

AuthentSIGN
JUDY A EHRENREICH 09/21/2020
Seller 9/21/2020 8:34:05 PM PDT Date