

**When recorded return to:**  
Steve Feinstein  
520 Warbass Way  
Friday Harbor, WA 98250

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4726

Nov 06 2020

Amount Paid \$2565.00  
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**CHICAGO TITLE**  
620045215

Escrow No.: 620045215

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael Carey, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Steve Feinstein, an unmarried man

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

**PARCEL "A":**

Unit 123, Building 3, "FIDALGO BUSINESS PARK CONDOMINIUM", according to Declaration  
recorded on 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.  
Situated in Skagit County, Washington.

**PARCEL "B":**

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 Skagit County, Washington.

Tax Parcel Number(s): P129901  
/ 4990-003-123-0000

Subject to:

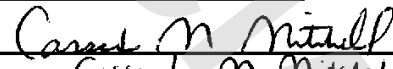
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 6, 2020

  
\_\_\_\_\_  
Michael CareyState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Michael Carey is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11-6-2020  
Name: Cassandra M. Mitchell  
Notary Public in and for the State of WA  
Residing at: Mt Vernon  
My appointment expires: 3-10-20213-10-2021  
Cm

**EXHIBIT "A"**  
Exceptions

1. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to State of Washington, including the terms, covenants and provisions thereof

Recording Date: January 12, 1961  
Recording No.: 603031

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, covenants 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. Declaration of Easement, including the terms, covenants and provisions thereof

Recording Date: May 13, 1996  
Recording No.: 9605130079

6. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date: February 11, 1999  
Recording No.: 9902110074

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

Granted to: City of Anacortes  
Purpose: Sanitary sewage facilities  
Recording Date: September 6, 2005  
Recording No.: 200509060172

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

Granted to: Skagit Sound Enterprises, LLC, etal.  
Purpose: Tri Party Utility Access Agreement  
Recording Date: June 2, 2008

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

Recording No.: 200806020027

9. Agreement regarding Storm Water Drainage Easement Agreement, including the terms, covenants and provisions thereof

Recording Date: September 15, 2008

Recording No.: 200809150088

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

Granted to: Puget Sound Energy, Inc.

Purpose: gas and utility

Recording Date: September 15, 2008

Recording No.: 200809150105

11. Agreement regarding Storm Water Drainage Easement Agreement, including the terms, covenants and provisions thereof

Recording Date: February 5, 2009

Recording No.: 200902050044

Recording Date: February 5, 2009

Recording No.: 200902050045

12. Agreement regarding storm water drainage Easement Agreement, including the terms, covenants and provisions thereof

Recording Date: February 5, 2009

Recording No.: 200902050046

13. Agreement regarding storm water drainage Easement Agreement, including the terms, covenants and provisions thereof

Recording Date: February 5, 2009

Recording No.: 200902050076

14. 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 Fidalgo Business Park Condominium:

Recording No: 200910080141

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

Recording No: 201403270114  
 Recording No: 201502200082  
 Recording No: 201603230072  
 Recording No: 201701140099

15. 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, as set forth in the document

Recording Date: October 8, 2009  
 Recording No.: 200910080142

**Amended by:**

Recording No: 201403270113  
 Recording No: 201502200083  
 Recording No: 201502200083  
 Recording No: 201603230071

16. 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."

17. City, county or local improvement district assessments, if any.

**EXHIBIT "A"**

**Exceptions  
(continued)**

18. Assessments, if any, levied by City of Anacortes.
19. Assessments, if any, levied by Fidalgo Business Park Condo. Owners Association.