



202209130095

09/13/2022 02:20 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor

When recorded return to:  
Terry Hackler and Susan Hackler  
4327 S Eastern Rd  
Spokane, WA 99223

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022 3712  
SEP 13 2022

Amount Paid \$ 1301.<sup>00</sup>  
Skagit Co. Treasurer  
By *GT* Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620052399

CHICAGO TITLE  
620052399

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David Leon and Joni Hardcastle, 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 Terry Hackler and Susan Hackler, a married couple

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

Leasehold estate, as created by the instrument herein referred to as the Lease which is identified  
as follows:

PARTIAL ASSIGNMENT OF LEASE AND THE TERMS AND PROVISIONS THEREOF

Recorded: August 20, 1981

Recording No: 8108200027

Lessor: Washington State Department of Natural Resources

Lessee: Anacortes Marina Owners Association

New Lease recorded under Recording No: 201705110008

Assignment of Leasehold Estate and the terms, provisions and conditions thereof:

Recorded: September 13, 2022 Auditors No: 202209130094

Unit 55, Dock E, ANACORTES MARINA CONDOMINIUM, according to Declaration thereof  
recorded under Auditor's File No. 8103010012, and any amendments thereto; and Surveys Maps  
and Plans thereof recorded in Volume 13 of Plats, pages 32, 42, 66 and 76, and amended by  
Auditor's File No. 199912200131, records of Skagit County, Washington.

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

Tax Parcel Number(s): P82285 / 4436-005-055-0009,

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: September 9, 2022

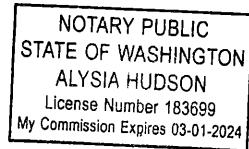
David Leon  
David Leon

Joni Hardcastle  
Joni Hardcastle

State of Washington  
County of Skagit

This record was acknowledged before me on 09/12/2022 by  
David Leon and Joni Hardcastle

Alysia Hudson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 03/01/2024



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: June 1, 1981  
Recording No.: 8106010013, records of Skagit County, Washington  
In favor of: Anacortes Marina Owner's Association  
For: Ingress, egress and access for uses and purposes described in subparagraphs 21.4 and 21.5 of the Condominium Declaration
2. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: February 20, 1987  
Recording No.: 8702200055, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms, covenants, and provisions thereof, granted, created or reserved by numerous instruments of record  
In favor of: The City of Anacortes  
For: Underground sewers and appurtenances, and water pipelines and appurtenances, and any other public utilities
4. 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 ANACORTES INDUSTRIAL PARK ADDITION:  
  
Recording No: Volume 10, pages 19 through 21
5. Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium;  
Recorded: June 1, 1981  
Recording No.: 8106010012, records of Skagit County, Washington  
  
Amended by:  
  
Recording No.: 8106260020  
Recording No.: 8108120086  
Recording No.: 8306160023  
Recording No.: 8307190014  
Recording No.: 199912200131  
Recording No.: 201705250013 being a re-recording of 201606170112  
Recording No.: 201705250013  
Recording No.: 201811080010
6. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
7. Terms, covenants, conditions and provisions of the lease referred to in Schedule A hereof, and the effect of any failure to comply with the terms, covenants, conditions and provisions thereof.
8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Anacortes Marina Condominium Phase 1:  
  
Recording No: 8106010014  
Amended by Recording No. 199912200131
9. Assignment and agreement, including the terms and conditions thereof,  
By: Anacortes Marine Enterprises, Inc., a Washington corporation  
And between: Anacortes Marina Owners Association, a Washington non-profit

**EXHIBIT "A"**

Exceptions  
(continued)

- corporation  
Dated: July 28, 1981  
Recorded: August 12, 1981  
Recording No.: 8108120087, records of Skagit County, WA  
Providing for: Anacortes Marina Owners Association becoming master lessee for all purposes relating to lease recorded under Recording No. 8104240009, records of Skagit County, Washington.
10. 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.
11. Easement, including the terms and conditions thereof, reserved by instrument(s);  
Recorded: November 10, 1969  
Recording No.: 732791, records of Skagit County, Washington  
In favor of: City of Anacortes  
For: Construction, installation, repair, maintenance and replacement of public utilities and services  
Affects: Common areas
12. Covenants, conditions, and restrictions 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: June 13, 1977  
Recording No.: 858251, records of Skagit County, Washington  
Executed By: Bettye Bryant, Mayor of the City of Anacortes, et al
13. Terms, conditions, and restrictions of that instrument entitled Lease;  
Recorded: April 24, 1981  
Recording No.: 8104240010  
Recording No.: 8104240009
14. Aquatic Lands Lease No. 22-A02510 including the terms, covenants and provisions thereof  
Recording Date: May 11, 2017  
Recording No.: 201705110008
15. Rights of ingress and egress over portions of the condominium designated as common area or limited common area and the right to use said areas for all proper purposes in favor of the holders of undivided interests or occupants of the numbered units.
16. Terms, covenants and conditions contained in that certain assignment of lease recorded under Recording No. 8108120087, records of Skagit County, Washington.
17. The effect of survey map and plans and/or amendments thereto as recorded under  
Recording No.: 8106010014  
Recording No.: 8108130085  
Recording No.: 8306160022  
Recording No.: 8307190013
18. Assessments, if any, levied by Anacortes Marina Condominium.
19. Assessments, if any, levied by City of Anacortes.
20. City, county or local improvement district assessments, if any.