

When recorded return to:
William C. Nieman and Joan K. Nieman
7001 Seaview Ave NW 160-752
Seattle, WA 98117

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
Lp20052887

Escrow No.: 620052887
P79308 / 4331-000-157-0003

STATUTORY WARRANTY DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224099

Oct 06 2022

Amount Paid \$3845.00

Skagit County Treasurer

By Lena Thompson Deputy

THE GRANTOR(S) Michael Patrick, an unmarried person, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part
of an IRS 1031 Tax Deferred Exchange
in hand paid, conveys, and warrants to William C. Nieman and Joan K. Nieman, a married couple

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

PARCEL "A":

Leasehold Estate in Unit 157, Pier "D" as shown on survey of Anchor Cove Marina, a
condominium, 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 and any
amendments therelo.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

An undivided 0.7855 percentage interest in the land lying within Anchor Cove Marina, as shown on
Survey of Anchor Cove Marina, a condominium, 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,

EXCEPT those portions lying within Tracts 1A and 1 through 26, inclusive, Pier A; Tracts 1B and
27 through 75, inclusive, Pier B; Tracts 76 through 125, inclusive, Pier C; and Tracts 126 through
187, inclusive, Pier D.

STATUTORY WARRANTY DEED
(continued)

(Said undivided 0.5187 percentage 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 City of Anacortes, County of Skagit, State of Washington.


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

Tax Parcel Number(s): P79308 / 4331-000-157-0003

Subject to:

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


Dated: October 3, 2022



Michael Patrick

State of Washington
County of SKAGIT

This record was acknowledged before me on 10-4-22 by Michael Patrick.



(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 2-9-23



EXHIBIT "A"
Exceptions

1. Rights, if any, of the Great Northern Railway Company to operate spur tracks over and across said premises.
2. 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.
3. Question of location of lateral boundaries of said second class tidelands or shorelands.
4. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
5. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Great Northern Railway Company, a Minnesota corporation
Recording Date: August 22, 1946
Recording No.: 395207
7. Easement(s) as disclosed by unrecorded Lease from the State of Washington:

Granted to: Puget Sound Power & Light Company
Purpose: Submarine cables
Application No.: 25646
Application No.: 29205
8. Public or private easements, if any, over vacated portion of said premises.
9. 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 Anchor Cove Marina, Condominium:

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

Recording No: 825123

10. 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 21, 1975

Recording No.: 825125

Modification(s) of said covenants, conditions and restrictions

Recording No.: 8102230007
 Recording No.: 8312140008
 Recording No.: 9001180014
 Recording No.: 9212170011
 Recording No.: 9212170012
 Recording No.: 9609060052
 Recording No.: 9901200107
 Recording No.: 200012140052
 Recording No.: 200305200155
 Recording No.: 200411230121
 Recording No.: 202101280088

11. 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 Survey:

Recording No: 200311170257

12. Encroachment Agreement, including the terms, covenants and provisions thereof

Recording Date: June 7, 2005

Recording No.: 200506070136

13. Release and Settlement Agreement, including the terms, covenants and provisions thereof

Recording Date: March 15, 2011

Recording No.: 201103150042

EXHIBIT "A"
Exceptions
(continued)

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Skagit County
Recording Date: March 15, 2011
Recording No.: 201103150043
15. Any question that may arise due to Deeds being used to convey Leasehold estates.
16. Assessments, if any, levied by Anchor Cove Marina Condominium.
17. Assessments, if any, levied by Anacortes.
18. City, county or local improvement district assessments, if any.
19. A lease with certain terms, covenants, conditions and provisions set forth therein.
- Dated: July 27, 2004
Lessor: 200409100144
Lessee: Anchor Cove Marina Condominium Association
Recording Date: September 10, 2004
Recording No.: 200409100144
- Lease exhibits recorded September 17, 2004 under recording number 200409170094.
- Said Lease replaces Lease recorded under Auditor's File No. 798754.
20. Leasehold estate held by Michael Patrick, as his separate estate by successive assignments:
Recorded: November 18, 2005
Recording No.: 200511180012