

When recorded return to:

Don Ratcliff, Trustee of 1996 DMR Family Trust
1301 Riverside Dr.
Mt. Vernon, WA 98273

GNW 22-17106

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tom K. Studebaker, a single person as his separate estate,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Don Ratcliff, Trustee of 1996 DMR Family Trust

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description:
Unit 39, Pier B, Anchor Cove Marina Condo

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P79189/4331-000-039-0007

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224395

Oct 28 2022

Amount Paid \$4725.00

Skagit County Treasurer

By Lena Thompson Deputy

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Dated: 10/25/2022

Tom K. Studebaker by Steven Studebaker AIF
Tom K. Studebaker by Steven Studebaker, Attorney-In-Fact

STATE OF WASHINGTON
COUNTY OF SKAGIT

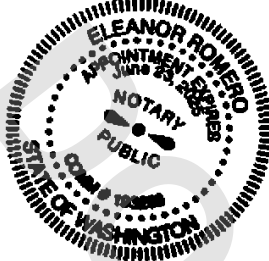
*Attorney In Fact

On this day of October, ^{25th} 2022, before me personally appeared Steven Studebaker to me known to be the individual who executed the foregoing instrument as Attorney In Fact for Tom K. Studebaker and acknowledged that he signed the same as his free and voluntary act and deed as Attorney In Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

Eleanor Romero
Signature

Notary
Title

My commission expires: 6/23/2025



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1600 5th Street, Slip B 39, Anacortes, WA 98221
Tax Parcel Number(s): P79189/4331-000-039-0007

Property Description:

Parcel A:

Leasehold Estate in Unit 39, Pier B, as shown on Survey of Anchor Cove Marina, 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 thereto, records of Skagit County, Washington.

Parcel B:

An undivided 0.6176 percentage interest in the land lying within Anchor Cove Marina, as shown on survey of Anchor Cove Marina, 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 1 B and 27 through 75, inclusive, Pier B; Tracts 76 through 125, inclusive, Pier C and Tracts 126 through 167, inclusive, Pier D.

(Said undivided 0.6176 percentage interest being a Leasehold Estate in those portions delineated as Parcels C, D, E and F on the face of said Survey and Fee Simple Estate in the remainder).

EXHIBIT B

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2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. Terms, covenants and conditions contained within that certain Lease recorded May 31, 1974 under Auditor's File No. 801512.

(Affects that portion of said premises lying within Parcel C, as delineated on the face of survey.)

Said Lease being a rerecord of that certain Lease recorded April 3, 1974 under Auditor's File No. 798756.

Terms and conditions of Assignment and Ratification dated February 23, 1981 and recorded July 15, 1981, under Auditor's File No. 8107150056.

11. Terms, covenants and conditions contained within that certain Lease recorded April 3, 1974 under Auditor's File No. 798757.

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(Affects that portion of said premises lying within Parcels D and E, as delineated on the face of survey.)

Terms and conditions of Assignment and Ratification dated February 23, 1981 and recorded July 15, 1981, under Auditor's File No. 8107150056.

12. Rights, if any, of the Great Northern Railway Company to operate and maintain spur tracks over and across said premises.

(Affects that portion of said premises lying within Parcels A, B, C, D and E, as delineated on the face of survey.)

13. Easement, affecting a portion of subject property for the purpose of Right-of-way for the construction, maintenance and operation of a railway track or track over and across a strip of land 16 feet wide including terms and provisions thereof granted to Great Northern Railway Company, a Minnesota Corporation recorded August 22, 1946 as Auditor's File No. 395207

14. Easement, affecting a portion of subject property for the purpose of Submarine cables including terms and provisions thereof granted to Puget Sound Power & Light Company recorded July 20, 1959 and January 14, 1964 as Auditor's File No. 25646 and 29205, respectively

15. Rights of City of Anacortes to construct, maintain and operate sewers in vacated streets, as reserved in ordinances of vacation.

16. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

17. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by P.I.R. Corporation, dated October 16, 1975, recorded October 21, 1975 as Auditor's File No. 825125.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED, recorded on February 23, 1981, December 14, 1983, December 17, 1992, September 6, 1996, January 2, 1999, December 14, 2000, May 20, 2003, and November 23, 2004, under Auditor's No(s): 8102230007, 8312140008, 9212170010, 9212170011, 9212170012, 9609060052, 9901020107, 20012140052, 200305200155 and 200411230121.

18. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Anchor Cove Marina, a Condominium recorded October 21, 1975 as Auditor's File No. 825123.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

19. Any question, which may arise due to a title gap affecting a small parcel of land, 14.5 feet wide by 124.5 feet long. Said gap affects a portion of Pier C, Tracts 76, 77, 78, 79, 101, 102 and 103 therein, the ramp leading to Pier C and a small portion of vacated "J" Avenue South of the ramp leading to Pier C.

20. Lease, and the terms and provisions thereof by State of Washington, acting through the Department of

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Natural Resources and between Anchor Cove Marina Condominium Association, a Condominium Association for a term of Thirty (30) years, beginning August 1, 2004 dated July 27, 2004 recorded September 10, 2004 as Auditor's File No. 200409100144.

Exhibit to said Lease recorded September 17, 2004 under Auditor's File No. 200409170094. Said Lease replaces expired Lease recorded under Auditor's File No. 798754.

21. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate"

22. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, chapter 156, Laws of 1963 (R.C.W. 64.32) as now amended or as may hereafter be amended. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

23. Agreement, affecting subject property, regarding Settlement Agreement and the terms and provisions thereof between Anchor Cove Marina Condominium Association and Skagit County, dated February 15, 2011, recorded March 15, 2011 as Auditor's File No. 201103150042.

24. Easement, affecting a portion of subject property for the purpose of Public vehicle parking and other Skagit County uses including terms and provisions thereof granted to Skagit County recorded March 15, 2011 as Auditor's File No. 201103150043

25. Easement, affecting a portion of subject property for the purpose of Marina related purposes including terms and provisions thereof granted to Anchor Cove Marina Condominium Association recorded March 15, 2011 as Auditor's File No. 201103150044