

When recorded return to:

Shane Aggergaard and Jennifer Aggergaard

2011 Cove Place  
Anacortes, WA 98221

GNW 21-115

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20235328  
Jan 30 2023  
Amount Paid \$4405.00  
Skagit County Treasurer  
By Josie Bear Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) ULTIMATE GARAGE OF ANACORTES, LLC, a Washington Limited Liability Company, ,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Shane Aggergaard and Jennifer Aggergaard, a married couple

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.

Unit A-110, ULTIMATE GARAGE CONDOMINIUM

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): P136758;6098-000-110-0000

Dated: January 27, 2023

ULTIMATE GARAGE OF ANACORTES, LLC, a Washington Limited Liability Company

By: [Signature]  
Daniel Matthew Hanesworth, Manager

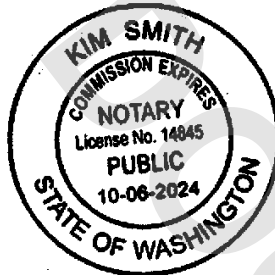
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Daniel Matthew Hanesworth signed this instrument, on oath stated that he is authorized to execute this instrument and acknowledged it as the Manager of Ultimate Garage of Anacortes to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Kim Smith  
Signature

Notary  
Title

My commission expires: 10-6-2024



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 9103 Molly Lane, Unit 10, Anacortes, WA 98221  
Tax Parcel Number(s): P136758; 6098-000-110-0000

Property Description:

Unit A-110, ULTIMATE GARAGE CONDOMINIUM, according to Declaration recorded November 14, 2022, under Auditor's File No. 202211140100, and any amendments thereto, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-11990-KS

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**EXHIBIT B**

21-11990-KS

10. Condemnation by the State of Washington of rights of access to State Highway and of light, view and air, by decree entered May 22, 1961, in Skagit County Court Cause No. SC-26054.

11. Reservation of an easement right-of-way for ingress and egress to be not less than 50 feet in favor of property adjacent to the West, as reserved in Deed recorded under Auditor's File No. 9408160065, through which title is claimed. Said easement to be identified with future development of the subject property.  
(Exact width and location not being disclosed)

12. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey for Jerry Smith  
Recorded: February 16, 1995  
Auditor's No.: 9502160018

13. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: February 21, 1995  
Recorded: March 17, 1995  
Auditor's No.: 9503170095

Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

14. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Jerry Smith  
Recorded: October 2, 1995  
Auditor's No.: 9510020109

Regarding: Variance request to allow a Short Plat road to exceed the maximum allowable length of 600 feet.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

15. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. 95-020  
Recorded: May 13, 1996  
Auditor's No.: 9605130078

16. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: October 17, 1995

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-11990-KS

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Recorded: May 13, 1996  
Auditor's No.: 9605130079  
Affects: Subject property & adjacent properties

17. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes  
And: Jerry and Molly Smith and Charles and Margaret Olson  
Dated: December 12, 1997  
Recorded: December 22, 1997  
Auditor's No.: 9712220117  
Regarding: City of Anacortes Annexation Agreement

18. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY: Executed By: City of Anacortes

Recorded: January 4, 1999  
Auditor's No.: 9901040105  
Regarding: Property added to the City of Anacortes  
Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

19. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. ANA 03-001  
Recorded: February 13, 2003  
Auditor's No.: 200302130095

20. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Jerry Smith, et ux, recorded February 14, 2003 as Auditor's File No. 200302140232.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

21. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Anacortes  
Purpose: Sanitary sewage facilities or appurtenances attached or connected therewith Area Affected:  
Affects portion of subject property and other lands  
Recorded: September 6, 2005  
Auditor's No.: 200509060173

22. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Fidalgo Storage, LLC, a Washington limited liability company  
Purpose: Storm Water Drainage  
Affected: Affects portion of subject property  
Recorded: September 15, 2008  
Auditor's No.: 200809150088

Statutory Warranty Deed  
LPB 10-05

23. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey  
Recorded: December 12, 2012  
Auditor's No.: 201212200061

24. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey Map & Plans for Ultimate Garage Condominium  
Recorded: November 14, 2022  
Auditor's No.: 202211140099

25. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and recorded November 14, 2022 as Auditor's File No. 202211140100 may be contained in the bylaws adopted pursuant to said Declaration.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

26. 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