

When recorded return to:

Frederick Tsang and Corrine Tsang
1906 Cay Way
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236369

May 04 2023

Amount Paid \$5605.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 23-17604

STATUTORY WARRANTY DEED

THE GRANTOR(S) ULTIMATE GARAGE OF ANACORTES LLC, a Washington Limited Liability Company,
8605 Southridge Place, Anacortes, WA 98221,

for and in consideration of **ten dollars and other valuable consideration as part of a 1031 Tax Deferred Exchange**

in hand paid, conveys, and warrants to Frederick Tsang and Corrine Tsang, 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.

Abbreviated legal description: Property 1:
Unit A-107, 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): P136755

Dated: 4/25/2023

ULTIMATE GARAGE OF ANACORTES LLC, a Washington Limited Liability Company

By: Mark Vincent Bellusci
Mark Vincent Bellusci, Member

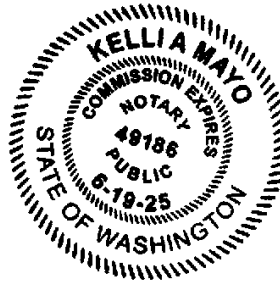
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 25 day of April, 2023 by Mark Vincent Bellusci, Member of
ULTIMATE GARAGE OF ANACORTES LLC

Signature

Public Notary
Title

My commission expires: 6/19/25



Statutory Warranty Deed
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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 9103 Molly Lane, A-107, Anacortes, WA 98221
Tax Parcel Number(s): P136755

Property Description:

Unit A-107, 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.

EXHIBIT B

23-17604-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 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 Survey for Jerry Smith recorded February 16, 1995 as Auditor's File No. 9502160018.

13. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded March 17, 1995, as Auditor's File No. 9503170095.

14. Regulatory notice/agreement regarding Variance request to allow a Short Plat road to exceed the maximum allowable length of 600 feet that may include covenants, conditions and restrictions affecting the subject property, recorded October 2, 1995 as Auditor's File No. 9510020109 .

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. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

15. 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 Short Plat No. 95-020 recorded May 13, 1996 as Auditor's File No. 9605130078.

16. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded May 13, 1996 as Auditor's File No. 9605130079

17. Agreement, affecting subject property, regarding City of Anacortes Annexation Agreement and the terms and provisions thereof between City of Anacortes and Jerry and Molly Smith and Charles and Margaret Olson, recorded December 22, 1997 as Auditor's File No. 9712220117.

18. Regulatory notice/agreement regarding Property added to the City of Anacortes that may include covenants, conditions and restrictions affecting the subject property, recorded January 4, 1999 as Auditor's File No. 9901040105 .

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. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Statutory Warranty Deed
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19. 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 Short Plat No. ANA 03-001 recorded February 13, 2003 as Auditor's File 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, affecting a portion of subject property for the purpose of Sanitary sewage facilities or appurtenances attached or connected therewith including terms and provisions thereof granted to City of Anacortes recorded September 6, 2005 as Auditor's File No. 200509060173

22. Easement, affecting a portion of subject property for the purpose of Storm Water Drainage including terms and provisions thereof granted to Fidalgo Storage, LLC, a Washington limited liability company recorded September 15, 2008 as Auditor's File No. 200809150088

23. 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 Survey recorded December 12, 2012 as Auditor's File No. 20121220061.

24. 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 Ultimate Garage Condominium recorded November 14, 2022 as Auditor's File 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