

When recorded return to:

North Coast Credit Union, a Washington corporation  
1111 Dupont Street  
Bellingham, WA 98225SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236697

May 31 2023

Amount Paid \$13300.00

Skagit County Treasurer

By Lena Thompson Deputy

GNW 21-13733

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Peter L. Gandini and Karin B. Gandini, Trustees of the Peter L. Gandini and Karin B. Gandini Revocable Trust of 2004, 533 Skid Road, Lopez Island, WA 98261, and any amendments thereto

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

in hand paid, conveys, and warrants to North Coast Credit Union, a Washington corporation Inc., a Washington Corporation

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 103, 3110 Bldg. 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): P109129

Dated: May 26, 2023

The Peter L. Gandini and Karin B. Gandini Revocable Trust

By: Peter L. Gandini  
Peter L. Gandini, TrusteeBy: Karin B. Gandini  
Karin B. Gandini, TrusteeStatutory Warranty Deed  
LPB 10-05

Order No.: 21-13733-KH

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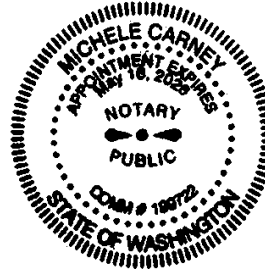
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 26th day of May, 2023 by Peter L. Gandini and Karin B. Gandini,  
Trustees of The Peter L. Gandini and Karin B. Gandini Revocable Trust.

Michele Carney  
Signature

Notary  
Title

My commission expires: May 16, 2026



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

Property Address: 3110 Commercial Avenue, 103, Anacortes, WA 98221  
Tax Parcel Number(s): P109129

**Property Description:**

Unit 103, Building B, 3110 Building Condominium, a condominium, according to Declaration thereof recorded July 25, 1996, under Auditor's File No. 9607250087, and the Survey Map and Set of Plans recorded in Volume 16 of Plats, pages 115 to 117, inclusive, records of Skagit County, Washington.

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

Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT B**

21-13733-KH

10. 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 Marc Estvold Survey recorded May 25, 1987 as Auditor's File No. 8705220039.

11. 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 3110 Building Condominium recorded July 25, 1996 as Auditor's File No. 9607250086.

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".

12. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and recorded July 25, 1996 as Auditor's File No. 9607250087 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.