WHEN RECORDED RETURN TO: Hangar A, LLC 14029 Kenwanda Drive Snohomish, WA 98296

Real Estate Excise Tax Exempt Skagit County Treasurer By Lena Thompson Affidavit No. 20237716 Date <u>08/17/2023</u>

SPECIAL WARRANTY DEED

THE GRANTOR, Board of Regents of the University of Washington, a state institution of higher education and an agency of the State of Washington, for and in consideration of ten dollars (\$10.00) and other valuable consideration, conveys to Hangar A, LLC, a Washington Limited Liability Company, the following described real estate, situated in the County of Skagit, State of Washington:

My Commission expires on: \anuau 1, 2024

Abbreviated Legal: Unit 15, "FIDALGO MARINA CONDOMINUM"
Onit 15, Fibrico manna consolation
TAX PARCEL NUMBER(S): P102525, 4599-000-015-0004
Unit 15, "FIDALGO MARINA CONDOMINUM", according to the Declaration thereof recorded under Auditor's File No. 9302250060, and Correction and Amendment thereto, recorded under Auditor's File Nos. 9303050032 and 9508160024, and Survey Map and Plans thereof recorded in Volume 15 of Plats, pages 75, 76 and 77, records of Skagit County, Washington
SUBJECT TO: See attached Exhibit A
Dated: Aug 10th, 2023
Board of Regents of the University of Washington, A State Institution of higher education and an agency of the State of Washington
sy: Offlade
Jeanette L. Menderson, Executive Director of Real Estate
STATE OF WASHINGTON)
) ss.
COUNTY OF KING)
On this 10th day of August 2023, before me personally appeared Jeanette L. Henderson, to me known
as the Executive Director of Real Estate of the University of Washington, who on oath stated that she
was authorized to execute this instrument and acknowledged it to be the free and voluntary act and deed
of said University of Washington as approved by the BOARD OF REGENTS OF THE UNIVERSITY OF
WASHINGTON, for the uses and purposes mentioned in the instrument.
New Bell
Signature: / V
Chate of Washington
Notary Public in and for the State of Washington Residing at: Scattic My Commission Expires Notary Public in and for the State of Washington State of Washington Commission Number 2010882 My Commission Expires In the Indian of 17 2024
January 17 2024

EXHIBIT A

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 FIDALGO MARINA CONDOMINIUM:

9302250059 Recording No:

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SHORT PLAT NO. 2. ANA-92-005;

Recording No: 9301110152

Easement including the terms, covenants, and provisions thereof, granted by instrument 3.

Recorded:

November 16, 1992

Recording No.:

For:

9211160117
Puget Sound Power & Light Company, a Washington corporation Underground distribution and electric lines and appurtenances thereto

Declaration of Easements, including the terms, covenants, and provisions thereof, granted by instrument

Recorded:

February 25, 1993

9302250058 Recording No.:

Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration 5. of Condominium for said condominium;

Recorded:

February 25, 1993 9302250060

Recording No.:

Correction thereto; Recorded:

March 5, 1993

Recording No. 9303050032

And amendments thereto.

9508160024 Recording No. Recording No.

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of 6. such entry, TOGETHER WITH the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

The State of Washington From:

Recorded: November 24, 1909

Recording No. 76533

96389 Recording No.

No determination has been made as to the current ownership or other matters affecting said reservations.

Right of the State of Washington or any grantee or lessee thereof, upon paying reasonable compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses, or other easements for transporting and moving timber, stone, minerals or other products from other lands, contained in Deed

The State of Washington

Recording No.:

No determination has been made as to the current ownership or other matters affecting said reservations.

- Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto, to the extent provided for by RCW 64.34
- Any tien or tiens that may arise or be created in consequence of or pursuant to an Act of the Legislature of the 9. State of Washington entitled "An Act prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of way across lands belonging to the State: Approved March 9, 1893

Lease, including the terms, covenants, conditions, and easements and provisions thereof, and any failure to comply with the terms, covenants, conditions and provisions:

Recorded: Recording No.

February 3, 2017 201702030107 State of Washington, Department of Natural Resources

City of Anacortes Lessee

17 years, beginning January 3, 2017, and ending January 2, 2034 For a term of:

Parcel B and other property Affects:

Lease, including the terms and conditions thereof, and any failure to comply with the terms, covenants, conditions, and provisions:

April 24, 2017 201704260024 Recorded: Recording No. City of Anacortes Lessor:

Fidalgo Marina Owners Association 17 years, beginning January 1, 2017 and ending January 1, 2034 Lessee

For a term of: Affects:

Parcel B and other property

- Terms, covenants, conditions and provisions of the lease referred to in Schedule A hereof, and the effect of any failure to comply with the terms, covenants, conditions and provisions thereof.

 Affects: Parcel B
- Any adverse claim or other boundary dispute which may exist or arise by reason of the failure of the sublease 13. referred to in Schedule A as to Parcel B to locate with certainty the boundaries of the subleased premises as defined in said sublease. No insurance is given as to the dimensions or location of said subleased premises within the property described in the lease from the State of Washington, Department of Natural Resources, as lessor, to the City of Anacortes, as lessee, recorded under Recording No. 201702030107 or in the sublease from the City of Anacortes, as sublessor, to Fidalgo Marina Partnership, as sublessee, recorded under Recording No. 201704260024, records of Skagit County, Washington.
- Any adverse claim or other boundary dispute which may exist or arise by reason of the failure of the deed under which title to Parcel C is vested, to locate or describe with certainty the improvements described in said Parcel C. No insurance is given as to the dimensions or location of said improvements within the property described in the lease from the State of Washington, Department of Natural Resources, as lessor, to the City of Anacortes, as lessee, recorded under Recording No. 201702030107, or in the sublease from the City of Anacortes, as sublessor, to Fidalgo Marina Partnership, as sublessee, recorded under Recording No. 201704260024.
- Right, title and interest of the City of Anacortes and/or the State of Washington, either present or by reversion, in 15. and to that portion of said premises described as Parcel C.
- Any defect in or invalidity of or any matters relating to the leasehold estate described in Schedule A which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Schedule A under Recording No.: 9404110132, records of Skagit County, Washington.
- Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 17. Covenants, conditions, restrictions, rectains, reservations, easements, easements, 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: 200311100222

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building 18. 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: 201609300174

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 19.