

**When recorded return to:**

Justin Graham  
Justin Graham, Trustee of the Justin Graham  
Revocable Trust  
5916 SE 20th St  
Mercer Island, WA 98040

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20238130

Sep 20 2023

Amount Paid \$11520.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620054528

CHICAGO TITLE CO.

620054528

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Paul E. Groesbeck and Jean V. Groesbeck, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Justin Graham, Trustee of the Justin Graham Revocable Trust

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Unit 47, Fidalgo Marina Condominium


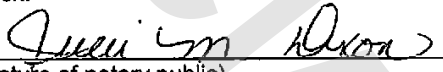
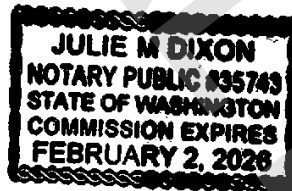
Tax Parcel Number(s): P102577 / 4599-000-047-0006

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

## STATUTORY WARRANTY DEED

(continued)

Dated: 9/15/2023  
Paul E. Groesbeck  
Jean V. GroesbeckState of Washington  
County of SkagitThis record was acknowledged before me on 9/15/2023 by Paul E. Groesbeck and Jean V. Groesbeck.  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 2/2/2026

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P102577 / 4599-000-047-0006**

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**PARCEL A:**

Unit 47, FIDALGO MARINA CONDOMINIUM, according to 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;

**PARCEL B:**

Marina Slip No. 47 as shown on Exhibit B to Condominium Declaration recorded under Recording No. 9302250060, Skagit County, Washington, lying within the Harbor Area 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. 9207240213, and in the sublease from the City of Anacortes as sublessor, to Fidalgo Marina Partnership, as sublessee recorded under Recording Nos. 9207240214 and 9207310172, records of said County.

**PARCEL C:**

An undivided 2.10 percent interest in the Marina Improvements as defined in and conveyed by Deed from Fidalgo Marina Partnership, as grantor, recorded under recording number 9303260124, records of Skagit County, Washington. and by successive deeds the last of which is 200312300117, to the vestee herein.

Situated in Skagit County, Washington.

**EXHIBIT "B"**

## Exceptions

1. 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 water.
  
2. 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:  
Recording No: 9302250059
  
3. 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. ANA-92-005:  
  
Recording No: 9301110152
  
4. Easement including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: November 16, 1992  
Recording No.: 9211160117, records of Skagit County, WA  
In favor of: Puget Sound Power & Light Company, a Washington corporation  
For: Underground distribution and electric lines and appurtenances thereto
  
5. Declaration of Easements, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: February 25, 1993  
Recording No.: 9302250058, records of Skagit County, WA
  
6. Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium;  
Recorded: February 25, 1993  
Recording No.: 9302250060, records of Skagit County, WA

Correction thereto;

**EXHIBIT "B"****Exceptions  
(continued)**

Recorded: March 5, 1993  
 Recording No.: 9303050032, records of Skagit County, WA

And amendment thereto

Recorded: August 16, 1995 and April 24, 2017  
 Recording No.: 9508160024  
 Recording No.: 201704240135  
 records of Skagit County, WA

7. 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 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  
 From: The State of Washington  
 Recorded: November 24, 1909  
 Recording No.: 76533  
 Recording No.: 96389  
 records of Skagit County, WA
8. 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  
 From: The State of Washington  
 Recording No.: 76533, records of Skagit County, WA
9. 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
10. Any lien or liens that may arise or be created in consequence of or pursuant to an Act of the Legislature of the 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
11. 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 water.
12. Lease, including the terms, covenants, conditions, and easements and provisions thereof, and any failure to comply with the terms, covenants, conditions and provisions:

**EXHIBIT "B"**

Exceptions  
(continued)

Recorded: July 24, 1992  
 Recording No.: 9207240213  
 Lessor: State of Washington, Department of Natural Resources  
 Lessee: City of Anacortes  
 Affects: Parcel B and other property

13. Lease, including the terms and conditions thereof, and any failure to comply with the terms, covenants, conditions, and provisions;

Recorded: July 24, 1992  
 Auditor's No.: 9207240214, records of Skagit County, WA  
 Lessor: City of Anacortes  
 Lessee: Fidalgo Marina Owners Association  
 Affects: Parcel B and other property

14. 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

15. Any adverse claim or other boundary dispute which may exist or arise by reason of the failure of the sublease 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.

16. 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.

17. Right, title and interest of the City of Anacortes and/or the State of Washington, either present or by reversion, in and to that portion of said premises described as Parcel C.

18. 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.

**EXHIBIT "B"**Exceptions  
(continued)

19. Affect, if any, of record of survey recorded November 10, 2003 under Recording No.: 200311100222, records of Skagit County, Washington.
20. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, 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: 201609300174
21. Dues, charges and assessments, if any, levies by Fidalgo Marina Owners Association.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 07, 2023  
between See Form 34 ("Buyer")  
and Paul E Groesbeck ("Seller")  
concerning 3101 V PLACE (the "Property")  
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisikn  
Justin Graham, TTE 07/08/2023  
Buyer Date

Buyer Date

Authentisikn  
Paul e Groesbeck 07/08/23  
Seller Date

Authentisikn  
JV Groesbeck 07/07/2023  
Seller Date