

**When recorded return to:**

Ben Kaufman  
Fidalgo View, LLC  
12822 Woods Creek Rd  
Monroe, WA 98272

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241952

**Aug 28 2024**

Amount Paid \$20064.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620056897

**CHICAGO TITLE**

620056897

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) The Estate of George Terek, deceased, the Estate of Margarita Terek, deceased and Angela N. Terek, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Fidalgo View, LLC, a Washington Limited Liability Company and Anacortes 34, LLC, a Washington Limited Liability Company as tenants in common

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.)

PTN LTS 11 THRU 15, BLK 8, BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES

Tax Parcel Number(s): P112514 / 3775-008-015-0000

Subject to:

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

# STATUTORY WARRANTY DEED (continued)

Dated: 8/21/24

[Signature]  
Angela Terek

The Estate of George Terek, deceased, the Estate of of Margarita Terek, deceased

BY: [Signature]  
Angela N. Terek  
Personal Representative

State of OREGON

County of MULTNOMAH

This record was acknowledged before me on 8-21-2024 by Angela Terek.

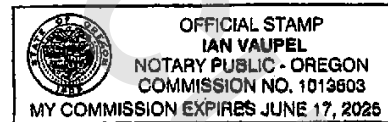
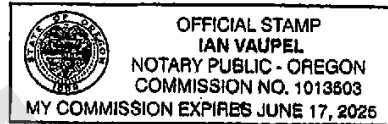
[Signature]  
(Signature of notary public)  
Notary Public in and for the State of OREGON  
My appointment expires: 6-17-2025

State of OREGON

County of MULTNOMAH

This record was acknowledged before me on 8-21-2024 by Angela N. Terek as  
Personal Representative of The Estate of George Terek, deceased, the Estate of of Margarita Terek,  
deceased

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of OREGON  
My appointment expires: 6-17-2025



**EXHIBIT "A"**

Legal Description

**For APN/Parcel ID(s): P112514 / 3775-008-015-0000**

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THE EAST 43.90 FEET OF THE WEST 128.91 FEET, AS MEASURED ALONG THE SOUTH LINE OF LOTS 11 THROUGH 15, BLOCK 8, BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## EXHIBIT "B"

### Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 9410140040

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 9704150049

**The instruments shown at exceptions 3, 4, & 5, purport to create a condominium pursuant to Washington statute. The Company finds no evidence that said condominium was ever completed, nor any recording of a Survey Map and Plans, and all documents that were recorded appear to be copies.**

3. Cap Sante View Condominium Public Offering Statement including the terms, covenants and provisions thereof

Recording Date: July 29, 2005  
Recording No.: 200507290210

4. Declaration of Condominium and Plans, Covenants, Conditions, Restrictions and Reservations for Terek Condominiums including the terms, covenants and provisions thereof

Recording Date: July 29, 2005  
Recording No.: 200507290211

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: June 24, 2013  
Recording No.: 201306240164

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

Affects: Portion of said premises

The Company finds no evidence that the grantor on said easement had any interest in the Land to convey.

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Anacortes.
8. City, county or local improvement district assessments, if any.