

When recorded return to:

Andrew Vernon Hill and Ester Janne Hill, Trustees  
of The Hill Family Revocable Trust dated August 6, 2013  
PO Box 3916  
Sunriver, OR 97707

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20253487

Oct 24 2025

Amount Paid \$15080.00  
Skagit County Treasurer  
By Shannon Burrow Deputy

GNW 25-24088

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Harry L. Gibson and Tari L. Gibson, Trustees of Gibson Family Declaration of Trust dated June 15, 2011, 48240 Racquet Lane, APT 39, Palm Desert, CA 92260,

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

in hand paid, conveys, and warrants to Andrew Vernon Hill and Ester Janne Hill, Trustees of The Hill Family Revocable Trust dated August 6, 2013

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

Unit 1, Phase I, "FIDALGO SHORES CONDOMINIUM," (a condominium), according to Declaration thereof recorded November 15, 1985, under Auditor's File No. 8511150056, records of Skagit County, Washington, AND Survey Map and Plans thereof recorded in Volume 6 of Surveys, pages 145 through 148, records of Skagit County, Washington,

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

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): P83260/4480-000-001-0000

Dated: 10-21-2025

Gibson Family Declaration of Trust dated June 15, 2011

By: Harry L. Gibson  
Harry L. Gibson, Trustee

By: Tari L. Gibson  
Tari L. Gibson, Trustee

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

This record was acknowledged before me on this \_\_\_\_\_ day of October, 2025, by Harry L. Gibson and Tari L. Gibson, Trustees of Gibson Family Declaration of Trust dated June 15, 2011.

see attached  
Signature

\_\_\_\_\_  
Title

My commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

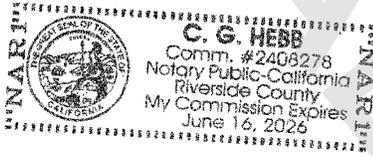
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Riverside On 10.21.2025 before me, C.G. Hebb, NOTARY PUBLIC personally appeared Harry L. Gibson and Tari L. Gibson

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Title or Type of Document: Statutory Warranty Deed Document Date: 10.21.2025 Number of Pages: 1

Capacity(ies) Claimed by Signer(s) Signer's Name: Signer's Name: Corporate Officer -- Title(s): Partner -- Limited General Individual Attorney in Fact Trustee Guardian or Conservator Other: Signer Is Representing:

**EXHIBIT B**

25-24088-KM

9. Unrecorded leaseholds, if any, and rights of parties in possession, if any.
10. Reservations only affecting tidelands contained in deed from the State of Washington recorded under Auditor's File Nos. 91959 and 162371, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.
11. Terms, conditions and provisions as set forth in that certain "Clarification Deed of Easement" recorded under Auditor's File No. [7908080063], wherein Skyline Marine Owners Association is the Grantor and Skyline Associates is the Grantee.
12. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)
13. Terms, provisions and reservations under the Submerged Land Act (43 USCA 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.
14. 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 Skyline No. 19 recorded August 19, 1980 as Auditor's File No. [8008190069].  
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".
15. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin affecting the Plat of Skyline No. 19, executed by Skyline Associates, dated August 14, 1980, recorded August 19, 1980 as Auditor's File No. [8008190071].
16. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin, executed by Skyline Associates, dated August 14, 1980, recorded August 19, 1980 as Auditor's File No. [8008190072].
17. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration entitled Fidalgo Shores and recorded November 15, 1985 as Auditor's File No. [8511150056] may be contained in the bylaws adopted pursuant to said Declaration.
18. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963, (R.C.W. 64.32) as now amended or as may hereafter be amended.

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 Fidalgo Shores Condominium recorded November 15, 1985 as Auditor's File No. [8511150055].

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".

23. Municipal assessments, if any, levied by the City of Anacortes.

24. Any tax, fee, assessments or charges as may be levied by Fidalgo Shores Condominium Association.