

202601060070

01/06/2026 02:26 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

James K.R. Souders and Alice P. Souders
6398 Westshore Road
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260036
Jan 06 2026
Amount Paid \$3685.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60029082-352

THE GRANTOR(S)
Steve Simonis and Yemia Simonis, Trustees of Simonis Trust dated May 17, 2000

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to
James K.R. Souders and Alice P. Souders, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

SUBJECT TO: 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.

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

Apt 103, Pier C, Anchor Cove Marina

Tax Parcel Number(s): 4331-000-103-0008/P79254

Dated: 01/02/2026

Simonis Trust dated May 17, 2000

By: Steve Simonis
Steve Simonis, Trustee

By: [Signature]
Yemia Simonis, Trustee

STATE OF Washington

COUNTY OF Skagit

This record was acknowledged before me on this 2nd day of January, 2026, by Steve Simonis, Trustee of Simonis Trust dated May 17, 2000.

[Signature]
Signature
Notary
Title

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

My commission expires: 09/11/2027

Notarized remotely online using communication technology via Proof.

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 5th day of January, 2026, by Yemia Simonis, Trustee of Simonis Trust dated May 17, 2000.

[Signature]
Signature
Notary Public
Title

BRIANNA MALDONADO
NOTARY PUBLIC #194966
STATE OF WASHINGTON
COMMISSION EXPIRES
AUGUST 30, 2029

My commission expires: Aug 30 2029

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1600 5th Street, Pier C, 103, Anacortes, WA 98221
Tax Parcel Number(s): 4331-000-103-0008/P79254

Property Description:

PARCEL "A":

Leasehold estate in Apartment 103, Pier "C" as shown on Survey of "ANCHOR COVE MARINA, A CONDOMINIUM", filed under Auditor's File No. 825123, in Volume 11 of Plats, pages 29 and 30, and as identified in Declaration of Anchor Cove Marina filed under Auditor's File No. 825125, and as identified by Elevation of Piers recorded under Auditor's File No. 825124, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An undivided 0.5681 percentage interest in the land lying within Anchor Cove Marina, as shown on Survey of "ANCHOR COVE MARINA, A CONDOMINIUM", filed under Auditor's File No. 825123, in Volume 11 of Plats, pages 29 and 30; and as identified in Declaration of Anchor Cove Marina, filed under Auditor's File No. 825125,

EXCEPT those portions lying within Tracts 1A and 1 through 26, inclusive, Pier "A";
Tracts 1B and 27 through 75, inclusive, Pier "B";
Tracts 76 through 125, inclusive, Pier "C";
and Tracts 126 through 187, inclusive, Pier "D".

(Said undivided 0.5681% interest being a leasehold estate in those portions delineated as Parcels "C", "D", "E" and "F" on the face of said survey and fee simple estate in the remainder.)

Situate in the County of Skagit, State of Washington.