

202603310042

03/31/2026 11:06 AM Pages: 1 of 7- Fees: \$309.50  
Skagit County Auditor, WA

**When recorded return to:**  
Doug Irvine and Diane Irvine  
1858 Broadmoor Drive E  
Seattle, WA 98112

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260909  
Mar 31 2026  
Amount Paid \$13300.00  
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

Chicago Title  
620061622

Escrow No.: 620061622

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Betty J. A. Freeman, as Trustee of KBF Trust dated December 19, 2019  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Doug Irvine and Diane Irvine, husband and wife

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 51, Fidalgo Marina Condominium

Tax Parcel Number(s): P102581 / 4599-000-051-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 3-27-26

KBF Trust dated December 19, 2019

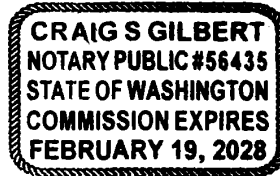
BY: Betty J. Freeman  
Betty J. A. Freeman  
Trustee

State of WA

County of King

This record was acknowledged before me on March 27, 2026 by Betty J.A. Freeman  
as Trustee of KBF Trust dated December 19, 2019.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 2-17-28



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P102581 / 4599-000-051-0000**

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PARCEL A:

Unit 51, 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;

Situated in Skagit County, Washington.

PARCEL B:

Marina Slip No. 51 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;

Situated in Skagit County, Washington.

PARCEL C:

An undivided 2.10% interest in the Marina Improvements as defined in and conveyed by Quit Claim Deed from Jon A. Shirley and Mary L. Shirley, husband and wife, as grantor, to the Insured, as grantee dated October 1, 1997 and recorded October 16, 1997, under Auditor's File No. 9710160112, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. 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 FIDALGO MARINA CONDOMINIUM:

Recording No: 9302250059

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 SHORT PLAT NO. ANA-92-005:

Recording No: 9301110152

3. 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

4. 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

5. 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;

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

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

6. 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
7. 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
8. 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
9. 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: 200311100222
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. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,  
  
Recording Date: September 30, 2016  
Recording No.: 201609300174
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: February 3, 2017  
 Recording No.: 201702030107  
 Lessor: State of Washington, Department of Natural Resources  
 Lessee: City of Anacortes  
 For a term of: 17 years, beginning January 3, 2017, and ending January 2, 2034  
 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: April 24, 2017  
 Auditor's No.: 201704260024, records of Skagit County, WA  
 Lessor: City of Anacortes  
 Lessee: Fidalgo Marina Owners Association  
 For a term of: 17 years, beginning January 1, 2017 and ending January 1, 2034  
 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. Affect, if any, of record of survey recorded November 10, 2003 under Auditor's File No. 200311100222, records of Skagit County, Washington.

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

19. 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
20. 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.
21. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
22. Assessments, if any, levied by Fidalgo Marina Owners Association.