

When recorded return to:

James R. Poitras
The Cheryl and James Poitras Living Trust dated
February 23, 2021
3918 Rock Ridge Prky
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620061514

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260927

Mar 31 2026

Amount Paid \$3525.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

CHICAGO TITLE

620061514

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert H. Posey, a married person as his separate property
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to James R. Poitras and Cheryl L. Poitras, Co-Trustees of the
Cheryl and James Poitras Living Trust dated February 23, 2021

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.)

Pier B in Tract 7 0, Anchorcove Marina Condo.

Tax Parcel Number(s): P79221 / 4331-000-070-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 3/3/26

Robert H. Posey
Robert H. Posey

State of Washington

County of Skagit

This record was acknowledged before me on MARCH 31, 2026 by Robert H. Posey.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

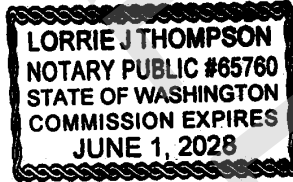


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P79221 / 4331-000-070-0007

Parcel A:

Leasehold Estate in Tract 70, Pier "B", 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 recoded under Auditor's File No. 825124, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Parcel B:

An undivided 0.5681 percentage interest in the land lying within 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 0.7855 percentage interest being a leasehold estate in those portion delineated as Parcels C, D, E and F on the face of said Survey and the fee simple estate in the remainder.)

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Lease, including the terms, covenants and provisions thereof
Recording Date: April 3, 1974
Recording No.: 798754
Assignment and Ratification, including the terms, covenants and provisions thereof:
Recording No.: 8107150056
2. Lease, including the terms, covenants and provisions thereof
Recording Date: May 31, 1974
Recording No.: 801512
Being a re-recording of Recording No. 798756.
Assignment:
Recording No.: 8107150056
3. Lease, including the terms, covenants and provisions thereof
Recording Date: April 3, 1974
Recording No.: 798757
Assignment and Ratification:
Recording No.: 8107150056
4. Rights, if any, of the Great Northern Railway Company to operate spur tracks over and across said premises.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Great Northern Railway Company, a Minnesota corporation
Recording Date: August 22, 1946
Recording No.: 395207
6. Easement(s) as disclosed by unrecorded Lease from the State of Washington:
Granted to: Puget Sound Power & Light Company
Purpose: Submarine cables
Application No.: 25646
Application No.: 29205

EXHIBIT "B"

Exceptions
(continued)

7. Public or private easements, if any, over vacated portion of said premises.
8. 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.
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 Plat of Anchor Cove Marina, a Condominium:

Recording No: 825123

10. Elevation of Piers, including the terms, covenants and provisions thereof

Recording Date: October 21, 1975

Recording No.: 825124

Copy not available.

11. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: October 21, 1975

Recording No.: 825125

Modification(s) of said covenants, conditions and restrictions

Recording No.: 8102230007

Recording No.: 8312140008

Recording No.: 9001180014

Recording No.: 9212170011

Recording No.: 9212170012

Recording No.: 9609060052

Recording No.: 9901200107

Recording No.: 200012140052

EXHIBIT "B"Exceptions
(continued)

Recording No.: 200305200155
Recording No.: 200411230121
Recording No.: 202101280088

12. 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: 200311170257

13. Lease, including the terms, covenants and provisions thereof

Recording Date: September 10, 2004
Recording No.: 200409100144

Exhibits:

Recording No.: 200409170094

14. Encroachment Agreement, including the terms, covenants and provisions thereof

Recording Date: June 7, 2005
Recording No.: 200506070136

15. Release and Settlement Agreement, including the terms, covenants and provisions thereof

Recording Date: March 15, 2011
Recording No.: 201103150042

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

Granted to: Skagit County
Recording Date: March 15, 2011
Recording No.: 201103150043

17. Assessments, if any, levied by Anchor Cove Marina Condominium.

18. Assessments, if any, levied by Anacortes.

19. City, county or local improvement district assessments, if any.

EXHIBIT "B"

Exceptions
(continued)

20. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 24, 2026

between Cheryl and James Poitras Livin ("Buyer")
Buyer
and Robert H Posey ("Seller")
Seller
concerning 1600 5th Street B70 Anacortes WA 98221 (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.

[Signature] 3/3/26
Buyer Date

RH Posey 3/3/26
Seller Date

cop. 3/3/26
Buyer Date

Seller Date