

AFTER RECORDING RETURN TO:

NORTH SOUND LAW GROUP, PLLC
300 NORTH COMMERCIAL STREET
BELLINGHAM, WASHINGTON 98225

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Shannon Burrow
Affidavit No. 20261017
Date 04/08/2026

DOCUMENT TITLE: **BARGAIN AND SALE DEED**

REFERENCE NUMBER OF RELATED DOCUMENT:

GRANTOR(S): **ALLISON JEANNE DENT CURLETTO and
AINSLEY ANN CAMPBELL, Co-Trustees of
the Larry B. Dent Revocable Living Trust**

GRANTEE(S): **AINSLEY ANN CAMPBELL, as Trustee of
the Ainsley A Campbell Separate Property
Trust dtd 12/23/24**

ABBREVIATED LEGAL DESCRIPTION: **FIDALGO MARINA CONDO, DOCK 10
FIDALGO MARINA CONDO, DOCK 23
ANACORTES MARINA CONDO 4 DOCK D-23**

ADDITIONAL LEGAL DESCRIPTION ON: **PAGE(S) EXHIBIT A**

ASSESSOR'S TAX PARCEL NUMBER(S): **P102519
P102533
P82808**

BARGAIN AND SALE DEED

The undersigned Grantor, ALLISON JEANNE DENT CURLETTO and AINSLEY ANN CAMPBELL, as Co-Trustees of the Larry B. Dent Revocable Living Trust, dated September 3, 2003, and restated in its in its entirety on October 31, 2021, and amended on August 8, 2022, and further amended on September 7, 2023, and not in their individual capacity, as a distribution of the estate pursuant to the Trust, does grant, bargain, sell, convey and confirm to AINSLEY ANN CAMPBELL, as Trustee of the AINSLEY A CAMPBELL SEPARATE PROPERTY TRUST dtd 12/23/24, the real property described in the attached Exhibit A, all situated in Skagit County, Washington.

SUBJECT TO: THIS CONVEYANCE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN

DATED this 3 day of April, 2026.

Ainsley Ann Campbell
AINSLEY ANN CAMPBELL
Co-Trustee of the Larry B. Dent Revocable Living Trust

ACKNOWLEDGMENT

Please note: 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 Placer)

NR

On April 3, 2026 before me, Holly Rutledge, Notary Public,
(insert name and title of the officer)

personally appeared Ainsley Ann Campbell, 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 Holly Rutledge (Seal)

EXHIBIT A

Skagit Parcel No.: P102519

Address: 3101 V Place, Dock 10, Anacortes WA 980221

Legal Description:

Parcel A: Unit 10, "FIDALGO MARINA CONDOMINIUM", according to Declaration Thereof recorded under Auditor's File No. 9302250060 and survey map and plans thereof in Volume 15 of Plats, Pages 75 through 77, under Auditor's File No. 9302250059, records of Skagit County, Washington, and as corrected and amended by Auditor's File Nos. 9303050032 and 9508160024.

SUBJECT TO: 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.

Parcel B: A leasehold interest in the following described property: Marina Slip No. 10 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. 201702030107, and in the sublease from the City of Anacortes as Sublessor, to Fidalgo Marina Partnership, as sublessee recorded under Recording Nos. 201704260024, records, of said County.

An undivided 1.5% interest in Marina Improvements described as follows:

The concrete pier head, access ramp, piers, floating walkways and finger piers, supporting structures, support beams, roof covering the covered portions of the Fidalgo Marina and associated vertical supporting structures, improvements affixed to the pier structure (such as dockside boxes,) rock jetty improvements, pilings, the breakwater approximately 1,000 feet long on the East side of the Fidalgo Marina and the breakwater located on the North and Northeast side of Marina Slip No. 32.

SUBJECT TO: to subsequent leases, 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.

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Skagit Assessor Parcel No.: P102533

Address: 3101 V Place, Dock 23, Anacortes, WA 98221

Legal Description: Unit 23, "FIDALGO MARINA CONDOMINIUM", according to Declaration thereof recorded under Auditor's File No. 9302250060, and Survey Map and Plans thereof recorded in Volume 15 of Plats, pages 75, 76, and 77, records of Skagit County, Washington.

SUBJECT TO: 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.

ALSO, a leasehold interest in the following described property: Marina Slip No. 23, as 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. 201702030107, and in the sublease from the City of Anacortes, as sublessor, to Fidalgo Marina Partnership, as sublessee, recorded under Recording Nos. 201704260024, records of Skagit County.

An undivided 1.65% interest in the Marina Improvements as defined in and conveyed by Quit Claim Deed from Oscar C. Calkins and Kelen K. Calkins, as grantor, to David Knott, as grantee, dated July 23, 1998, and recorded on August 4, 1998, under Auditor's File No. 9808040060, records of Skagit County, Washington.

SUBJECT TO: to subsequent leases, 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.

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Skagit Assessor Parcel No.: P82808

Address: 2415 T Avenue, Dock D, 23, Anacortes WA, 98221

Legal Description: Anacortes Marina, Slip D-23, Condominium Phase IV, as recorded under Skagit County Auditor file no. 198108120087, situated in the County of Skagit, State of Washington.

SUBJECT TO: 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.

Also, the leasehold estate in apartment and/or moorage slip D-23, Phase IV of the Anacortes Marina Condominium, a leasehold condominium, located in the leasehold estate created by those certain leases dated March 13, 1980 and April 22, 1981, as recorded on April 24, 1981 under Skagit County Auditor's Filing Numbers 8104240009 and 8104240010, respectively, as shown on the plans and Survey for Phase I recorded on June 1, 1981, in Volume 13 of Condominium Plats, Pages 32 through 38, inclusive, under Skagit County Auditor's Filing No. 8106010014, as shown on the Amendment to Survey of Phase I recorded on December 20, 1999, under Skagit County Auditor's Filing No. 199912200131, as shown on the Plans and Survey for Phase II recorded on August 12, 1981 in Volume 13 of Condominium Plats, Pages 42 through 44, inclusive, under Skagit County Auditor's Filing No. 8108120085, as shown on the Plans and Survey for Phase III recorded on June 16, 1983 in Volume 13 of Condominium Plats, Pages 66 through 68, inclusive, under Skagit County Auditor's Filing No. 8306160022, and as shown on the Plans and Survey for Phase IV recorded on July 19, 1983 in volume 13 of Condominium Plats, Pages 76 through 78, inclusive, under Skagit County Auditor's Filing No. 8307190013, and as identified by the Declaration recorded on June 1, 1981, under Skagit County Auditor's Filing No. 8106010012, as amended by Amendment recorded on June 26, 1981, under Skagit County Auditor's Filing N. 8106260020, by Second Amendment recorded on August 12, 1981 under Skagit County Auditor's Filing No. 8108120086, by the Third Amendment recorded on June 16, 1983, under Skagit County Auditor's Filing No. 8306160023, and by the Fourth Amendment recorded on July 19, 1983, under Skagit County Auditor's Filing No. 8307190014, and by the Fifth Amendment recorded on June 17, 2016, under Skagit county Auditor's File No. 201606170112, and by the Sixth Amendment recorded on November 8, 2018 under Skagit County Auditor's Filing No. 201811080010.

TOGETHER WITH that undivided percentage interest in the Common Areas and Facilities as defined in RCW 64.32.010(6) and Paragraph 7 of said Declaration appertaining to said apartment and/or moorage slip to be determined as provided in Paragraph 8 SUBJECT TO THE FOLLOWING:

1. The terms, provisions definitions, covenants, options, obligations and restrictions contained in said Condominium Declaration or any amendments or restatements thereof or as may be contained in any By-Laws adopted pursuant to Subparagraph 9.5 of said Declaration or any amendments or restatements thereof;
2. The Liability of assessments due or to become due the ANACORTES MARINA OWNERS ASSOCIATION to bear all common expenses of the property as provided in Paragraph 12 of said Condominium Declaration or any amendments or restatements thereof and the agreement of ANACORTES MARINE ENTERPRISES, INC., Partial Assignment;

3. The terms, provisions and limitations contained in the Horizontal Property Regimes Act Chapter 156, Laws of 1963, as now or hereafter amended (commonly known and referred to as RCW 64.32 et seq.);
4. All easements, reservations, restrictions, covenants, conditions, and agreements of record;
5. That certain Harbor Area Lease No. 2510 dated March 13, 1980, recorded on April 24, 1981, under Skagit County Auditor's Filing No. 8104240009 and the assignment thereof recorded on August 12, 1981, under Skagit County Auditor's Filing No. 8108120087;
6. That certain lease dated April 22, 1981, recorded on April 24, 1981, recorded on April 24, 1981, under Skagit County Auditor's Filing No. 8104240010; and
7. That certain Consent to Assignment and approval dated August 5, 1981, executed by the Department of Natural Resources of the State of Washington and ANACORTES MARINE ENTERPRISES, INC.

Said Apartment and/or Moorage Slip is for moorage purposes and uses only.

The post office address of the property is 2415 'T' Avenue, Anacortes, Washington 98221.

This Partial Assignment of Lease is subject to the terms and conditions of the Assignment of Lease recorded on August 12, 1981, Under Skagit County Auditor's Filing No. 8108120087 and the provisions of Subparagraph 23.5 of said Declaration which restricts the right of Assignee as an owner to sell, assign, and/or transfer Assignee's Apartment and/or Moorage Slip or any interest therein without the prior written consent of ANACORTES MARINA ENTERPRISES, INC. or its successors or the ANACORTES MARINA OWNERS ASSOCIATION which consent shall not be unreasonably withheld provided any owner desiring to sell, assign, or transfer any interest in owner's apartment and/or moorage slip shall have provided ANACORTES MARINE ENTERPRISES, INC. or its successors (or ANACORTES MARINA OWNERS ASSOCIATION, after the period provided in Subparagraph 10.1) with the name and address of any purchaser, assignee, transferee, or successor owner of any Apartment and/or Moorage Slip.

SUBJECT TO: to subsequent leases, 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.