



200909300138

Skagit County Auditor

9/30/2009 Page 1 of 8 3:59PM

After recording return to:

Christopher P. Frost
11120 N.E. 2nd Street, Suite 220
Bellevue, WA 98005

CHICAGO TITLE CO.

020005214

RECORDING SUMMARY:

Reference #	200710080113
Grantor	Graham Dorland and Virginia Dorland, Trustees of the 1993 Revocable Trust Agreement of Graham E. Dorland and Virginia Ann Dorland
Grantee	Paul Schimmel and Cleo Schimmel, Trustees of the Schimmel Revocable Trust Dated September 6, 2000
Legal Description	Page 1
Tax Parcel #	4599-000-039-0008

STATUTORY WARRANTY DEED

THE GRANTORS, Graham Dorland and Virginia Dorland, Trustees of the 1993 Revocable Trust Agreement of Graham E. Dorland and Virginia Ann Dorland, for and in consideration of Ten Dollars (\$10.00) and other consideration, in hand paid, conveys and warrants to Paul Schimmel and Cleo Schimmel, Trustees of the Schimmel Revocable Trust Dated September 6, 2000, the following described real estate, situated in the County of Skagit, State of Washington:

The Unit named below of the Condominium named below, according to the Survey Map and Plans recorded as noted below, and according to the Condominium Declaration recorded as noted below; together with the stated percentage of undivided interest in the Common Elements appertaining to said Unit; and together with the exclusive use of those Limited Common Elements, if any, appertaining to said Unit; all as expressly provided for in the Condominium Declaration and Survey Maps and Plans as recorded as noted below, as they may be amended of record.

Name of Condominium: Fidalgo Marina Condominium;

Unit No. 39;

Condominium Declaration: Recorded February 25, 1993, in the records of Skagit County, Washington, under Recording No. 9302250060, as corrected by Correction recorded March 5, 1993, in the records of Skagit County, Washington, under Recording No. 9303050032;

Survey Map and Plans: Recorded February 25, 1993, in the records of Skagit County, Washington, under Recording No. 9302250059 in Volume 15 of Plats, pages 75, 76, and 77, records of Skagit County, Washington.

The property conveyed hereby, and the ownership and use thereof, are subject to those items and encumbrances described on Schedule A attached hereto and incorporated herein by this reference.

Dated 9/22, 2009.


GRAHAM DORLAND AND VIRGINIA DORLAND, TRUSTEES OF THE 1993 REVOCABLE TRUST AGREEMENT OF GRAHAM E. DORLAND AND VIRGINIA ANN DORLAND


By: Graham Dorland
Its: Trustee


By: Virginia Dorland
Its: Trustee

2991
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 30 2009

Amount Paid \$ 5345.00
Skagit Co. Treasurer
By  Deputy

Statutory Warranty Deed - 2


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STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Graham Dorland and Virginia Dorland are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledge it as the Trustees of the 1993 Revocable Trust Agreement of Graham E. Dorland and Virginia Ann Dorland to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 22nd day of September, 2009.



Christopher P. Frost
Print Name: CHRISTOPHER P. FROST
NOTARY PUBLIC in and for the State of
Washington, residing at REDMOND
My commission expires: 1-15-2010



Schedule A

1. Easement delineated on the face of Short Plat No. ANA-92-005;
For: 20 foot utility easement granted to City of Anacortes and Lots 1 and 2 of Short Plat No. ANA-92-005
2. Easement delineated on the face of Short Plat No. ANA-92-005;
For: Four parking stalls for short term visitor parking to benefit Lot 1 of Short Plat No. ANA-92-005
3. Easement delineated on the face of Short Plat No. ANA-92-005;
For: ingress and egress to benefit Lots 1 and 2 of said Short Plat No. ANA-92-005
4. Easement delineated on the face of Short Plat No. ANA-92-005;
For: 10 foot sewer line to benefit Lot 1
5. Easement delineated on the face of Short Plat No. ANA-92-005;
For: 12.5 foot storm drainage easement granted to the City of Anacortes and Lots 1 and 2 of said Short Plat
6. 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

And as delineated on the face of Short Plat No. ANA-92-005.
7. Easement delineated on the face of said plat;
For: 10 foot unrecorded easement to Puget Sound Power & Light Company
8. Declaration of Easements, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: February 25, 1993
Auditor's No.: 9302250058, records of Skagit County, WA

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9. **Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium;**

Recorded: February 25, 1993
Auditor's No.: 9302250060, records of Skagit County, WA

Correction thereto;

Recorded: March 5, 1993
Auditor's No.: 9303050032, records of Skagit County, WA

And amendment thereto

Recorded: August 16, 1995
Auditor's No.: 9508160024, records of Skagit County, WA

10. **Notes contained on the face of Short Plat No. ANA-92-005 as follows:**

a. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.

11. **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
Auditor's No.: 76533 and 96389, records of Skagit County, WA

12. **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
Auditor's No.: 76533, records of Skagit County, WA

13. **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**

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14. 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
15. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land OR to use any portion of the land which is now or may formerly have been covered by water.
16. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.
17. Any question that may arise due to shifting or change of the line of high water of Fidalgo Bay OR due to said bay having shifted or changed its line of high water.
18. Lease, including the terms, covenants, conditions, and easements and provisions thereof, and any failure to comply with the terms, covenants, conditions and provisions:
Dated: August 10, 1987
Recorded: July 24, 1992
Recording No.: 9207240213
Lessor: State of Washington, Department of Natural Resources
Lessee: City of Anacortes
For a term of: 28 years, beginning December 31, 1987, and ending October 1, 2016
Affects: Parcel B and other property
19. 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
20. 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. 9207240213 or 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 Skagit County, Washington.

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21. Lessor's Consent, including the terms, covenants, conditions and provisions thereof;
Dated: July 27, 1992
Recorded: July 31, 1992
Auditor's No.: 9207310170, records of Skagit County, WA
Affects: Parcel B
22. 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. 9807240213, or in the sublease from the City of Anacortes, as sublessor, to Fidalgo Marina Partnership, as sublessee, recorded under Recording Nos. 9207240214 and 9207310172.
23. Right, title and interest of the State of Washington, either present or by reversion, in and to that portion of said premises described as Parcel C.
24. Any defect in or invalidity of or any matters relating to the leasehold estate described in Schedule A which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Schedule A under Auditor's File No. 9303260138, records of Skagit County, Washington.
25. Affect, if any, of record of survey recorded November 10, 2003 under Auditor's File No. 200311100222, records of Skagit County, Washington.



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- UNOFFICIAL DOCUMENT
26. Subordination and Nondisturbance Agreement, including the terms and conditions thereof;
Recorded: March 5, 1993
Auditor's No.: 9303050123, records of Skagit County, Washington
Affects: Said premises and other property
 27. Dues, charges, and assessments, if any, levied by Fidalgo Marina Owners Association.
 28. Liability to future assessments, if any, levied by City of Anacortes.



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