

When recorded return to:  
R L & M Koehnen Family Trust  
6606 Peachtree Creek Road  
Bradenton, FL 34203



201208070051  
Skagit County Auditor

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Recorded at the request of:

File Number: A104165

**Statutory Warranty Deed**

*A104165*  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Fidalgo Storage, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Ronald Lee Koehnen and Meiche Koehnen Trustees of the R L & M Koehnen Family Trust dated October 16, 2006 the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Units 117 and 118, Building 3, "FIDALGO BUSINESS PARK CONDOMINIUM"

For Full Legal See Attached Exhibit "A"

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 as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P129895, 4990-003-117-0000, P129896, 4990-003-118-0000

Dated 7/31/2012

Fidalgo Storage, LLC

By: Howe Anacortes, LLC, Member

By: Matson Real Estate LLC, Member

By: Robert Howe, Managing Member

By: Robert Matson, Managing Member

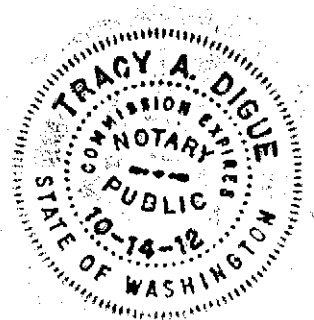
STATE OF Washington }  
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Robert Howe is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of Howe Anacortes, LLC, Member of Fidalgo Storage, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: August 2<sup>nd</sup> 2012

\_\_\_\_\_  
Notary Public in and for the State of Washington

Residing at Mill Creek  
My appointment expires: 10/14/2012



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2012 2396  
AUG 07 2012

Amount Paid \$ 2496.00  
By Mdm Skagit Co. Treasurer  
Deputy

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Tax Parcel Number(s): P129895, 4990-003-117-0000, P129896, 4990-003-118-0000

Dated 7/31/2012

Fidalgo Storage, LLC

By: Howe Anacortes, LLC, Member

By: Robert Howe, Managing Member

By: Matson Real Estate LLC, Member

By: Robert Matson, Managing Member

STATE OF Washington )  
COUNTY OF \_\_\_\_\_ ) SS:

I certify that I know or have satisfactory evidence that Robert Howe is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of Howe Anacortes, LLC, Member of Fidalgo Storage, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Notary Public in and for the State of Washington  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_



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Skagit County Auditor

Order No:

STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Robert Matson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of Matson Real Estate LLC, Member of Fidalgo Storage, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8/1/12



Notary Public in and for the State of Washington  
Residing at Anacortes, Washington Reynold JAA  
My appointment expires: 10/08/2013 1/4/14



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**EXHIBIT A**

**PARCEL "A":**

Units 117 and 118, Building 3, "FIDALGO BUSINESS PARK CONDOMINIUM", according to Declaration recorded on October 8, 2009 under Auditor's File No. 200910080142 and Survey Map and Plans recorded under Auditor's File No. 200910080141, records of Skagit County, Washington.

**PARCEL "B":**

A non-exclusive easement for ingress and egress reserved in deed to Jerry Smith, et al recorded August 16, 1994, under Auditor's File No. 9408160065 and delineated on the face of Skagit Sound Business Park Condominium recorded May 3, 2007, under Auditor's File No. 200705030118, and Fidalgo Business Park Condominium recorded October 8, 2009 under Auditor's File No. 200910080141.



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EXHIBIT "B"

EXCEPTIONS:

A. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: January 12, 1961  
Auditor's No.: 603031

B. MEMORANDUM OF LEASE, AND THE TERMS AND CONDITIONS THEREOF:

Lessor: Chuck E. Moore and Phyllis M. Moore, husband and wife  
Lessee: Dynamic Sign Company, a Washington proprietorship (Matt & Lynne Minninger, husband and wife dba Dynamic Sign Company)

Dated: July 30, 1992  
Recorded: July 31, 1992  
Auditor's No.: 9207310078  
Term: Term to expire April 27, 1997, and to continue from year to year thereafter unless terminated by either party giving written notice to the other party

C. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: August 16, 1994  
Auditor's No.: 9408160065  
Purpose: Ingress and egress  
Area Affected: Undisclosed

D. Any question that may arise regarding the exact location of the 50-foot wide easement established by Auditor's File No. 9408160065 and set forth on Schedule "C" hereto.

E. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: May 13, 1996  
Auditor's No.: 9605130079  
Purpose: Ingress, egress and utilities  
Area Affected: Undisclosed

F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: February 11, 1999  
Auditor's No.: 9902110074



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**G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

**Grantee:** City of Anacortes  
**Dated:** August 25, 2005  
**Recorded:** September 6, 2005  
**Auditor's No.:** 200509060172  
**Purpose:** Sanitary sewage facilities  
**Area Affected:** Ptn. subject property

**H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

**Grantee:** Skagit Sound Enterprises, LLC, et al  
**Dated:** March 19, 2008  
**Recorded:** June 2, 2008  
**Auditor's No.:** 200806020027  
**Purpose:** Tri Party Utility and Access Agreement  
**Area Affected:** See document

**I. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

**Between:** Weaver Land Holdings, LLC  
**And:** Fidalgo Storage LLC  
**Dated:** August 26, 2008  
**Recorded:** September 15, 2008  
**Auditor's No.:** 200809150088  
**Regarding:** Storm Water Drainage Easement Agreement

**J. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

**Grantee:** Puget Sound Energy, Inc., a Washington corporation  
**Dated:** August 26, 2008  
**Recorded:** September 15, 2008  
**Auditor's No.:** 200809150105  
**Purpose:** "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
**Area Affected:** Portion of subject property

**K. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

**Between:** Erik L. Bowman and Dulcie Bowman, husband and wife  
**And:** Fidalgo Storage LLC  
**Dated:** January 2009  
**Recorded:** February 5, 2009  
**Auditor's Nos.:** 200902050044 and 200902050045  
**Regarding:** Storm Water Drainage Easement Agreement



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**L. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Karolyne A. DeAtley, a single person  
And: Fidalgo Storage LLC  
Dated: January 29, 2009  
Recorded: February 5, 2009  
Auditor's No.: 200902050046  
Regarding: Storm Water Drainage Easement Agreement

**M. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Skagit Sound Enterprises LLC  
And: Fidalgo Storage LLC  
Dated: April 2, 2008  
Recorded: February 5, 2009  
Auditor's No.: 200902050076  
Regarding: Storm Water Drainage Easement Agreement

**N. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Fidalgo Business Park Condominium  
Recorded: October 8, 2009  
Auditor's No.: 200910080141

O. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

P. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: October 8, 2009  
Auditor's File No.: 200910080142

Q. Any tax, fee, assessments or charges as may be levied by Fidalgo Business Park Condominium Owner's Association.



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