When recorded return to: Sandra J. Higman and Perry C. Higman 3903 W. 12th Street Anacortes, WA 98221



Skagit County Auditor 11/1/2013 Page

1 of

\$75.00 4 11:05AM

Recorded at the request of:

File Number: A106746

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Emil J. Lindal, a single man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Perry C. Higman and Sandra J. Higman, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Unit 108 Building 3 Fidalgo Business Park Condominium

Tax Parcel Number(s): P129886, 4990-003-108-0000

PARCEL "A":

Unit 108, 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.

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 "A" attached hereto

Dated 10/25/2013

Emil J. Lindal

State of Washington

State of Washingt

On this 2974 day of October, 2013, before me personally appeared Richard L. Bennett to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Emil J. Lindal and acknowledged that he signed the same as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living.

GIVEN under my hand and official seal the day and year last above written.

ler my hand and official seal

CHANGEON ENGLISHED

NOTARY

PUBLIC

10-08-2017

Vicki L. Hoffman

Notary Public in and for the State of Washington

Residing at: Anacortes, WA

My Appointment Expires: 10/08/2017

LPB 10-05(i-l) Page 1 of 2

EXCEPTIONS:

EXHIBIT A

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: Lessee: Chuck E. Moore and Phyllis M. Moore, husband and wife Dynamic Sign Company, a Washington proprietorship (Matt

& Lynne Minninger, husband and wife dba Dynamic Sign

Company)

Dated:

July 30, 1992 July 31, 1992

Recorded: 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 Ingress and egress

Purpose:

Ingress and C

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



Skagit County Auditor 11/1/2013 Page

2 of 4

\$75.00 4 11:05AM

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:

Dated:

Recorded: Auditor's No.:

Purpose: Area Affected: City of Anacortes

August 25, 2005 September 6, 2005 200509060172

Sanitary sewage facilities Ptn. subject property

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF: H.

Grantee:

Skagit Sound Enterprises, LLC, et al March 19, 2008

Dated: Recorded:

Auditor's No .:

Purpose: Area Affected:

June 2, 2008 200806020027

Tri Party Utility and Access Agreement

See document

AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:

Weaver Land Holdings, LLC Fidalgo Storage LLC

And: Dated:

August 26, 2008

Recorded:

September 15, 2008 200809150088

Auditor's No.: Regarding:

Storm Water Drainage Easement Agreement

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: J.

Grantee:

Puget Sound Energy, Inc., a Washington corporation

Dated:

August 26, 2008

Recorded:

September 15, 2008

Auditor's No.: Purpose:

200809150105 "...utility systems for purposes of transmission, distribution

and sale of gas and electricity..."

Area Affected:

Portion of subject property

AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:

Erik L. Bowman and Dulcie Bowman, husband and

wife

And:

Fidalgo Storage LLC

Dated: Recorded: January 2009 February 5, 2009

Auditor's Nos.:

200902050044 and 200902050045

Regarding:

Storm Water Drainage Easement Agreement

Skagit County Auditor 11/1/2013 Page

4 11:05AM

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AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:

Karolyne A. DeAtley, a single person

And: Dated: Fidalgo Storage LLC January 29, 2009

Dated: Recorded: Auditor's No.:

February 5, 2009 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: Recorded: April 2, 2008 February 5, 2009 200902050076

Auditor's No.: 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.



Skagit County Auditor 11/1/2013 Page

4 of

4 11:05AM

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