

RETURN ADDRESS

Glen R. Clausing
143 Skyline Tower
10900 N.E. Fourth Street
Bellevue, WA 98004-5841



201405230102

Skagit County Auditor \$77.00
5/23/2014 Page 1 of 6 1:57PM

STATUTORY WARRANTY DEED

Grantor: Robert Carl Apel, Trustee
Grantee: Roberta N. Apel
Legal Description: Unit 801 Cove on Fidalgo Bay Phase I (a condominium)
Additional legal(s) on page: 3 (Exhibit A)
Assessor's Tax Parcel ID#: 4800-000-801-0000 P119494
Reference Nos. of Documents Released or Assigned:

THE GRANTOR, Robert Carl Apel, as trustee under the Shirley Apel Trust under will Dated July 7, 1989, for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to Robert N. Apel, a married person as her separate estate, the following described real estate, situated in the County of Skagit, State of Washington.


As set forth on annexed Exhibit A.

Tax Parcel Number 4800-000-801-0000 P119494

Subject to Exceptions set forth on annexed Exhibit B

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**
2014 1747
MAY 23 2014

Dated: May 29, 2014.


Robert Carl Apel, as Trustee under the Shirley
Apel Trust under Will dated July 7, 1989.

Amount Paid \$6235.⁰⁰
Skagit Co. Treasurer
By *Miam* Deputy

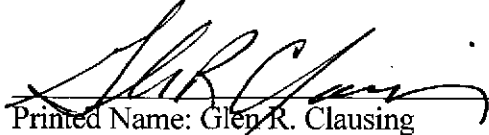
STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Robert Carl Apel to me known to be the Trustee

of the Shirley Apel Trust under Will Dated July 7, 1989, who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed on behalf of and for the benefit of said trust for the uses and purposes herein mentioned.

GIVEN under my hand and official seal this 19th day of May 2014.

GLEN R. CLAUSING
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
01-30-16


Printed Name: Glen R. Clausing
Notary Public in and for the state of
Washington residing at Bellevue.
My commission expires 01-30-16

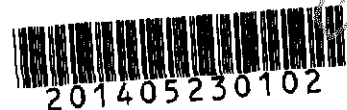


**Exhibit A
Legal Description**

Unit 801, SURVEY MAP AND PLANS FOR THE COVE ON FIDALGO BAY PHASE I (a condominium), according to Declaration thereof recorded September 12, 2002, under Auditor's File No. 200209120077 And Survey Map and Plans thereof recorded September 12, 2002, under Auditor's File No. 200209120078, records of Skagit County Washington; being a portion of Government Lot 5, Section 30, Township 35 North, Range 2; Government Lot 6, Section 31, Township 35, Range 2; Tract 13, PLAT 13 ANACORTES, Tidelands.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



**Exhibit B
Exceptions**

1. Dues, charges, and assessments, if any, levied by The Cove at Fidalgo Bay Owners Association.
2. Liability to future assessments, if any, levied by the City of Anacortes.
3. Easement delineated on the face of said Survey as recorded in Volume 2 of Surveys, page 18;
For Utilities
Affects: Southwesterly 35 feet adjacent to Fidalgo Bay Road
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 14, 1889
Auditor's No(s): Volume 8 of Deeds, page 442, records of Skagit County, Washington, records of Skagit County, Washington
In favor of: Amos Bowman
For: Said right of way modified by instrument under Auditor's File No. 432061, records of Skagit County, Washington

Note: Exact location and extent of easement is undisclosed of record.

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded:
Auditor's No(s): 870569; 8605210037; 8605210038; 8612190039, records of Skagit County, Washington
In favor of: Tract A
For Roadway
Affects: Southwesterly 35 feet
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded:
Auditor's No(s): 8605210037 and 8612190039, records of Skagit County, Washington
In favor of: Richard V. Stockwell and Virginia B. Stockwell
For Roadway
Affects: Tracts B and C
7. 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.
8. Right of use, control, or regulation by the United States of America in the exercise of power over commerce and navigation.
9. Any question that may arise due to shifting or change in the course of the river or due to said river having shifted or changed its course.
10. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the river, if navigable.

WARRANTY DEED PAGE 4



11. 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," approved March 9, 1893.
Affects: Tidelands described herein.
12. Any lack of a right of access to and from that portion of the herein described property lying Northeasterly of the Burlington Northern Railway.
13. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instruments);
Recorded: September 12, 2002 Auditor's No(s): 200209120077, records of Skagit County, Washington
14. Relinquishment of all existing, future, or potential easements for access, light view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed
Auditor's No.: 547155; 542115; 560285; and 562840, records of Skagit County, Washington To: State of Washington
15. Easement, including the terms and conditions thereof, disclosed by instruments);
Recorded: December 20, 1995
Auditor's No(s): 9512200109, records of Skagit County, Washington
For Sewer Line
16. Easement, including the terms and conditions thereof, disclosed by instruments);
Recorded: February 22, 1996
Auditor's No(s): 9602220070, records of Skagit County, Washington
In favor of: City of Anacortes
For Sewer Line
17. Easement, including the terms and conditions thereof, disclosed by instruments);
Auditor's No(s): 432061, records of Skagit County, Washington
For Water Pipeline
18. Easement, including the terms and conditions thereof, disclosed by instruments); Auditor's No(s):
509523; 531540 and 540878, records of Skagit County, Washington For Water Lines
19. Easement, including the terms and conditions thereof, disclosed by instruments); Auditor's No(s):
546050 and 546051, records of Skagit County, Washington For Water Lines
20. Easement, including the terms and conditions thereof, disclosed by instruments); Auditor's No(s):
552362, records of Skagit County, Washington
In favor of: Water Lines
For State of Washington
21. Easement, including the terms and conditions thereof, disclosed by instruments); Auditor's No(s):
575829 and 560283, records of Skagit County, Washington For: Slope maintenance for road right of way



22. Easement, including the terms and conditions thereof, disclosed by instruments); Auditor's No(s): 657975; 657976 and 657977, records of Skagit County, Washington In favor of: City of Anacortes For Railroad Crossing
23. Agreement, including the terms and conditions thereof; entered into;
By: City of Anacortes
Recorded: November 10,1997
Auditor's No. 9711100107, records of Skagit County, Washington
Providing: Latecomers Agreement
24. Easement, including the terms and conditions thereof, disclosed by instruments);
Recorded: August 26,2002
Auditor's No(s): 200208260122, records of Skagit County, Washington
For: Slopes
25. Easement, including the terms and conditions thereof, disclosed by instruments);
Recorded: August 26,2002
Auditor's No(s): 200208260122, records of Skagit County, Washington
For: Slope Easement
26. Easement, including the terms and conditions thereof, disclosed by instruments);
Recorded: August 26,2002
Auditor's No(s): 200208260123, records of Skagit County, Washington
For Ingress and egress
27. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 26,2002
Auditor's No(s): 200208260124, records of Skagit County, Washington
For Storm Line
28. Easement delineated on the face of said Survey of said Condominium;
For Access Road
Affects: Southeasterly portion of said premises
29. Encroachment of dumpster pad, recycle box and power vault appurtenant to said premises on to right of way for Fidalgo Bay Road, as delineated on survey of said condominium.
30. Easement delineated on the face of said Survey of said Condominium; For:
Storm lines, sewer lines
31. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 15,2002
Auditor's No(s): 200202150066, records of Skagit County, Washington
In favor of: TCI Cable
For Wiring

- END OF EXHIBIT B

