



201907230139

07/23/2019 03:43 PM Pages: 1 of 7 Fees: \$107.50  
Skagit County Auditor

When recorded return to:

Nikolas Christensen and Karen Christensen  
11310 Marine Lane PO Box 272  
Anacortes, WA 98221

**STATUTORY WARRANTY DEED 19-2742**

THE GRANTOR(S) Roland L. Palmer and Carolyn R. Palmer, Trustees of <sup>GUARDIAN NORTHWEST TITLE CO.</sup> The Roland L. Palmer and Carolyn R. Palmer Declaration of Trust, dated December 22, 2010 <sub>1 of The Roland L. Palmer and Carolyn R.</sub>

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Nikolas Christensen and Karen Christensen, husband and wife

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Unit 103, Bldg 1, Fidalgo Business Park Condominium

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): P129869 & 4990-001-103-0000

Dated: July 18, 2019

The Roland L. Palmer and Carolyn R. Palmer Declaration of Trust dated December 22, 2010

By: Roland L. Palmer  
Roland Lee Palmer, Trustee

By: Carolyn R. Palmer, Tr.  
Carolyn R. Palmer, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 3057

JUL 23 2019

Amount Paid \$ 2,888.60  
Skagit Co. Treasurer  
By man Deputy

Statutory Warranty Deed  
LPB 10-05

STATE OF WASHINGTON  
COUNTY OF SKAGIT

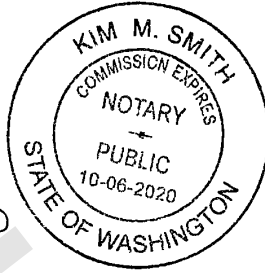
I certify that I know or have satisfactory evidence that Roland Lee Palmer and Carolyn R. Palmer, are the persons who appeared before me and said persons acknowledged that they signed this instrument on oath stated they are authorized to execute the instrument as Trustees of The Roland L. Palmer and Carolyn R. Palmer Declaration of Trust, dated December 22, 2010.

Dated: 18 day of July, 2019

Kim M. Smith  
Signature

Notary  
Title

My appointment expires:  
10-6-2020



Statutory Warranty Deed  
LPB 10-05

Order No.: 19-2742-KS

Page 2 of 7

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 9012 Molly Lane, Bldg. 1, Unit 103, Anacortes, WA 98221  
Tax Parcel Number(s): P129869 & 4990-001-103-0000

Property Description:

PARCEL "A":

Unit 103, Building 1, "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.

**EXHIBIT B**

19-2742-KS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. 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

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

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-2742-KS

Page 4 of 7

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

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

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

13. 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.

14. 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

15. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey  
Recorded: February 11, 1999  
Auditor's No.: 9902110074

16. 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

17. 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

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-2742-KS

Page 5 of 7

## 18. 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

## 19. 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

## 20. 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

## 21. 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

## 22. 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

23. 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.

The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate"

## 24. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE

Statutory Warranty Deed  
LPB 10-05

LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Survey Plans of Fidalgo Business Park Condominium

Recorded: October 8, 2009

Auditor's No.: 200910080141

Amended survey plans recorded under Auditor's File Nos. 201403270114, 201502200082, 201603230071 and 201711140099.

25. 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

Amendments to Declaration recorded under Auditor's File Nos. 201403270113, 201502200083, 201603230072 and 201711140100.