

When recorded return to:

Troy W. Kunz and Joyce E. Kunz
1004 Commercial Ave, PMB 209
Anacortes,, WA 98221
GNW 23-18667

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237106
Jun 30 2023
Amount Paid \$5285.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronnie E. Gowan and Maja Gowan, Trustees of the RONNIE E. GOWAN and MAJA GOWAN LIVING TRUST dated October 5, 2015, 1910 Creekside Place, Anacortes, WA 98221,

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

in hand paid, conveys, and warrants to Troy W. Kunz and Joyce E. Kunz, a married couple

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. pg. 3

Abbreviated legal description: Property 1:
Units 127 & 128, Building 3, 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): P129905, P12996

Dated: 6/29/23

the RONNIE E. GOWAN and MAJA GOWAN LIVING TRUST dated October 5, 2015

By: R. Gowan
Ronnie E. Gowan, Trustee

By: Maja Gowan
Maja Gowan, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 29 day of June, 2023 by Ronnie E. Gowan and Maja Gowan, Trustees of the RONNIE E. GOWAN and MAJA GOWAN LIVING TRUST dated October 5, 2015.

[Signature]
Signature

Notary
Title

My commission expires: 6/19/25



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 9008 Molly Lane, Bldg 3, Units 127 & 128, Anacortes, WA 98221
Tax Parcel Number(s): P129905, P12996

Property Description:

Units 127 and 128, Building 3, "FIDALGO BUSINESS PARK CONDOMINIUM", according to Declaration recorded on October 8, 2009 under Auditor's File No. 200910080142, and any Amendments thereto, and Survey Map and Plans recorded under Auditor's File No. 200910080141, records of Skagit County, Washington.

EXHIBIT B

23-18667-KM

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:

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

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18667-KM

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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

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

Statutory Warranty Deed
LPB 10-05

23. 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:

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, 20150220008, 201603230071 and 201711140099.

24. 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.

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.

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