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07/20/2023 12:06 PM Pages: 1 of 3 Fees: \$205.50 Skagit County Auditor

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

WHEN RECORDED RETURN TO: University of Washington UW Real Estate Campus Box 352210 Seattle, WA 98195 JUL 2 0 2023

Amount Paid \$ Skagit Co. Treasurer

By Deputy

CHICAGO TITLE

STATUTORY WARRANTY DEED

THE GRANTORS, Graham J. Siddall and Brenda J. Siddall, Co-Trustees of the Siddall Living Trust, for and in consideration of a charitable contribution, conveys and warrants their undivided interest to the Board of Regents of the University of Washington, a state institution of higher education and an agency of the State of Washington the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal:

Unit 15, "FIDALGO MARINA CONDOMINUM"

TAX PARCEL NUMBER(S): P102525, 4599-000-015-0004

Unit 15, "FIDALGO MARINA CONDOMINUM", according to the Declaration thereof recorded under Auditor's File No. 9302250060, and Correction and Amendment thereto, recorded under Auditor's File Nos. 9303050032 and 9508160024, and Survey Map and Plans thereof recorded in Volume 15 of Plats, pages 75, 76 and 77, records of Skagit County, Washington

SUBJECT TO: See attached Exhibit A

Dated: July <u>07</u>, 2023

mentioned in this instrument.

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|--|--------|----------|-------------------|--|---------|--|
| Graham J. Siddall | | | Brenda J. Siddall | | | |
| Co-Trustee of the Siddall Living Trust | | | Co-Trustee o | Co-Trustee of the Siddall Living Trust | | |
| | | | | | | |
| | | | • | | | |
| STATE OF WASHIN | NGTON |) | | | | |

) ss

COUNTY OF KING

I certify that I know or have satisfactory evidence that Graham J. Siddall and Brenda J. Siddall, Co-Trustees of the Siddall Living Trust, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be a free and voluntary act for the uses and purposes

Dated: 07/07/2023
Signature: Blesther C. Williams
Printed Name: Heather E. Williams
Notary Public in and for the State of WA
Residing at: Seattle WA

Public Seattle WA

Residing at: Seattle WA

Residing at: Seattle WA

Public Seattle WA

Public Seattle WA

Residing at: Seattle WA

Public WA

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EXHIBIT A

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on FIDALGO MARINA CONDOMINIUM:

Recording No: 9302250059

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, 2. handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SHORT PLAT NO. ANA-92-005:

Recording No: 9301110152

3. Easement including the terms, covenants, and provisions thereof, granted by instrument

Recorded:

November 16, 1992 9211160117, records of Skagit County, WA Recording No.

Puget Sound Power & Light Company, a Washington corporation Underground distribution and electric lines and appurtenances thereto In favor of:

Declaration of Easements, including the terms, covenants, and provisions thereof, granted by instrument 4.

February 25, 1993 9302250058, records of Skagit County, WA Recording No

Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium; 5.

Recorded:

February 25, 1993 9302250060, records of Skagit County, WA Recording No.

Correction thereto;

Recorded:

March 5, 1993 9303050032, records of Skagit County, WA Recording No.

And amendment thereto

Recording No.: August 16, 1995 and April 24, 2017
Recording No.: 9508160024
Recording No.: 201704240135
records of Skagit County, WA

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of

such entry; TOGETHER WITH the right, upon paying reasonable compensation, to acquire rights of way for transporting and

moving products from other lands, contained in Deed From: The State of Washington

Recorded: November 24, 1909

Recording No.: 76533 Recording No.: 96389 records of Skagit County, WA

Right of the State of Washington or any grantee or lessee thereof, upon paying reasonable compensation, to 7. acquire rights of way for private railroads, skid roads, flumes, canals, water courses, or other easements for transporting and moving timber, stone, minerals or other products from other lands, contained in Deed From:

The State of Washington

76533, records of Skagit County, WA Recording No.:

- 8. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto, to the extent provided for by RCW 64.34
- 9. 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, granting rights of way across lands belonging to the State: Approved March 9, 1893

- As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water, (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or
- Lease, including the terms, covenants, conditions, and easements and provisions thereof, and any failure to comply with the terms, covenants, conditions and provisions: 11.

February 3, 2017 201702030107

Recording No.:

Lessor.

State of Washington, Department of Natural Resources

Lessee:

City of Anacortes

For a term of:

17 years, beginning January 3, 2017, and ending January 2, 2034

Affects:

Parcel B and other property

Lease, including the terms and conditions thereof, and any failure to comply with the terms, covenants, conditions, 12 and provisions;

Recorded:

Auditor's No.

April 24, 2017 201704260024, records of Skagit County, WA City of Anacortes

Lessee:

Fidalgo Marina Owners Association

For a term of:

17 years, beginning January 1, 2017 and ending January 1, 2034

Affects:

Parcel B and other property

- Terms, covenants, conditions and provisions of the lease referred to in Schedule A hereof, and the effect of any 13. failure to comply with the terms, covenants, conditions and provisions thereof.
- Any adverse claim or other boundary dispute which may exist or arise by reason of the failure of the sublease 14. referred to in Schedule A as to Parcel B to locate with certainty the boundaries of the subleased premises as defined in said sublease. No insurance is given as to the dimensions or location of said subleased premises within the property described in the lease from the State of Washington, Department of Natural Resources, as lessor, to the City of Anacortes, as lessee, recorded under Recording No. 201702030107 or in the sublease from the City of Anacortes, as sublessor, to Fidalgo Marina Partnership, as sublessee, recorded under Recording No. 201704260024, records of Skagit County, Washington.
- Any adverse claim or other boundary dispute which may exist or arise by reason of the failure of the deed under 15. which title to Parcel C is vested, to locate or describe with certainty the improvements described in said Parcel C. No insurance is given as to the dimensions or location of said improvements within the property described in the lease from the State of Washington, Department of Natural Resources, as lessor, to the City of Anacortes, as lessee, recorded under Recording No. 201702030107, or in the sublease from the City of Anacortes, as sublessor, to Fidalgo Marina Partnership, as sublessee, recorded under Recording No. 201704260024.
- Right, title and interest of the City of Anacortes and/or the State of Washington, either present or by reversion, in and to that portion of said premises described as Parcel C. 16.
- Any defect in or invalidity of or any matters relating to the leasehold estate described in Schedule A which would 17. be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Schedule A under Recording No.: 9404110132, records of Skagit County, Washington.
- Affect, if any, of record of survey recorded November 10, 2003 under Recording No.: 200311100222, records of Skagit County, Washington. 18.
- Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 201609300174