



201702020055

Skagit County Auditor

\$79.00

2/2/2017 Page

1 of

7 3:21PM

After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017445
FEB 02 2017

Amount Paid \$ 0
Skagit Co. Treasurer
By *nam* Deputy

SPECIAL WARRANTY DEED

GRANTORS: **SHIRLEE D. CHRISTENSEN MOSTAD**, individually,
and
SHIRLEE D. CHRISTENSEN MOSTAD as **Personal Representative for the Estate of ARVID O. MOSTAD, Deceased**

GRANTEES: **MATTHEW A. MOSTAD**, a married man as his separate estate,
and
SARA B. MOSTAD, a married woman as her separate estate
Each as to an undivided one-half fractional interest as tenants in common

Legal Description;
Abbreviated Form: Unit 12, "FIDALGO MARINA CONDOMINIUM"

Additional on Page: Exhibit A

Assessor's Tax Parcel No: 4599-000-012-0001; P102522

THE GRANTORS, **SHIRLEE D. CHRISTENSEN MOSTAD**, individually, and **SHIRLEE D. CHRISTENSEN MOSTAD** in her capacity as the duly appointed, qualified and acting **Personal Representative for the Estate of ARVID O. MOSTAD, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 16 4 00106 8, in distribution of said estate, hereby grant, bargain, convey, and confirm to the GRANTEES, **MATTHEW A. MOSTAD**, a married man as his separate estate, and **SARA B. MOSTAD**, a married woman as her separate estate, an undivided one-half fractional interest to each as tenants in common, all of the Grantors' interest in and to that certain real property, situated in the County of Skagit, State of Washington, and legally described as follows, together with all after-acquired title of the Grantors therein:

(See **Exhibit A** attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, restrictions and other exceptions set forth on **Exhibit B** attached hereto.

The Grantors, for themselves and for their successors in interest, do by these presents expressly limit the covenants of this deed to those herein expressed and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors, and not otherwise.

DATED: January 31, 2017.

Estate of ARVID O. MOSTAD, Deceased

Shirlee D. Christensen Mostad
SHIRLEE D. CHRISTENSEN MOSTAD,
Individually

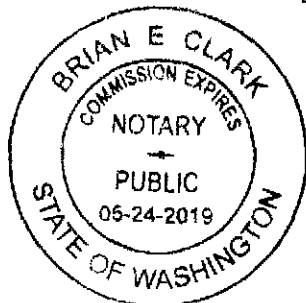
By *Shirlee D. Christensen Mostad*
SHIRLEE D. CHRISTENSEN MOSTAD,
Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **SHIRLEE D. CHRISTENSEN MOSTAD** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it individually and as the **Personal Representative** of the **Estate of ARVID O. MOSTAD, Deceased**, to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 31st day of January, 2017.



Brian E. Clark
Printed Name **BRIAN E. CLARK**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 5/24/2019

EXHIBIT A
(Legal Description)

Skagit County Assessor's Tax Parcel #4599-000-012-0001; P102522

Unit 12, "FIDALGO MARINA CONDOMINIUM", according to the Declaration thereof recorded under Auditor's File No. 9302250060, and Correction and Amendment thereto, recorded under Auditor's File No. 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;

EXCEPT those portions lying within Tracts 1A and 1 through 26, inclusive, Pier A; Tracts 1B and 27 through 75, inclusive, Pier B; Tracts 76 through 125, inclusive, Pier C; and Tracts 126 through 187, inclusive, Pier D. (Said undivided 0.5681 interest being a leasehold estate in those portions delineated as Parcels "C", "D", "E" and "F" on the face of said Survey and the Fee Simple Estate in the remainder.)

EXHIBIT B
(Fidalgo Marina/Exceptions)

1. Assessments, if any, due and owing Fidalgo Marina Owner's Association.
2. Municipal assessments and impact fees, if any, levied by City of Anacortes.
3. General taxes, as follows, which became a lien on January 1, 2017, but which cannot be paid until February 15, 2017:

<u>Tax Account No.</u>	<u>Year</u>	<u>Amount</u>
4599-000-012-0001, P102522	2017	\$1,820.62

4. Terms and conditions of Articles of Incorporation and Bylaws of Fidalgo Marina Owner's Association, including restrictions, regulations, and conditions for dues and assessments, as established and levied pursuant thereto.
5. Lease, and the terms and provisions thereof:

Lessor:	State of Washington, acting by and through the Dept. of Natural Resources
Lessee:	City of Anacortes
Term:	27 years, beginning February 3, 1989, and ending <u>October 1, 2016</u>
Recorded:	July 24, 1992
Auditor's No.:	9207240214

Assignment of Sublease and the terms and provisions thereof:

Assignee:	Fidalgo Marina Partnership
Dated:	July 31, 1992
Recorded:	July 31, 1992
Auditor's No.:	9207310172

6. Terms, provisions, requirements, and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989, (RCW 64.34) and as may be hereafter amended.
7. Easements for power vault, access, utilities, and water line, as delineated on Survey by Leonard & Boudinot, Inc., dated February 1991, under Job No. 91019.

8. Easement and provisions therein:

Grantee: Puget Sound Power & Light Company, a
Washington corporation
Recorded: November 16, 1992
Auditor's No.: 9211160117
Purpose: Underground distribution and electric lines and
appurtenances thereto

9. 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: Short Plat No. ANA-92-005
Recorded: January 11, 1993
Auditor's No.: 9301110152

10. Terms and conditions of declaration of easement:

Recorded: February 25, 1993
Auditor's No.: 9302250058

11. 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: Survey Plans of Fidalgo Marina Condominium
Recorded: February 25, 1993
Auditor's No.: 9302250059

12. 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: February 25, 1993
Auditor's No.: 9302250060

Said instrument was modified by instruments recorded March 5, 1993, and August 16, 1995, under Auditor's File Nos. 9303050032 and 9508160024.

13. 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: Short Plat No. ANA 95-002

Recorded:
Auditor's No.:

August 30, 1995
9508300041

14. Reservations contained in deeds from the State of Washington recorded under Auditor's File Nos. 76533 and 96389, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing, and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.
15. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of Fidalgo Bay.
16. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing, and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)
17. 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 land belonging to the State," approved March 9, 1893.

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ESTATE OF: ARVID O. MOSTAD Deceased	CASE NO. 16---4-00106-8 LETTERS TESTAMENTARY
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- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT SHIRLEE D. CHRISTENSEN MOSTAD is authorized by this court to execute the will of the above decedent according to law.

DATED MARCH 22, 2016

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

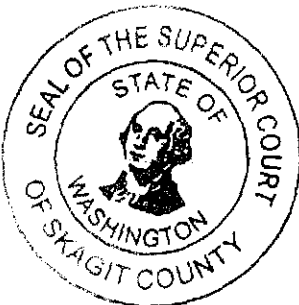
III. CERTIFICATE OF COPY

STATE OF WASHINGTON)) ss
COUNTY OF SKAGIT)

I, MAVIS BETZ, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on MARCH 22, 2016.

I further certify that these letters are now in full force and effect.

DATED 3-22-16 MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT



BY [Signature] Deputy Clerk