

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Affidavit No. 20262641
Date 08/17/2026

Return Address:
JANET GRAY
OGDEN MURPHY WALLACE P.L.L.C.
10655 NE 4TH STREET, SUITE 312
BELLEVUE WA 98004

DOCUMENT TITLE(S) (or transactions contained therein):

Personal Representative's Deed

**REFERENCE NUMBER OF DOCUMENTS RELEASED OR
ASSIGNED:** (if applicable): N/A**GRANTOR/BORROWERS:**

1. DIANE DELLA THOMPSON, Individually,
and as Personal Representative of the Estate of
Robert Warren Thompson

Additional names are on page _____

GRANTEE/ASSIGNEE/BENEFICIARY:

1. DIANE DELLA THOMPSON, Trustee of the Robert Warren Thompson
Marital Trust euw dated July 27, 2018

Additional names are on page _____

LEGAL DESCRIPTION:

Unit 44, Fidalgo Marina Condo.

Full legal description is on page 2

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER:

P102574/4599-000-044-0003

FILED AT REQUEST OF:
Ogden Murphy Wallace P.L.L.C.
AFTER RECORDING RETURN TO:
Janet Gray
Ogden Murphy Wallace P.L.L.C.
10655 NE 4th Street, Suite 312
Bellevue WA 98004
(425) 454-2344

PERSONAL REPRESENTATIVE'S DEED

THE GRANTOR, DIANE DELLA THOMPSON, Individually, and as Personal Representative of the Estate of Robert Warren Thompson, in Probate Cause No. 25-4-01936-2SEA, in King County Superior Court of Washington, and as authorized by Order of Solvency entered March 17, 2025, to settle the Estate of Robert Warren Thompson without the intervention of any court, does grant, bargain, sell, convey and confirm to DIANE DELLA THOMPSON, Trustee of the Robert Warren Thompson Marital Trust euw dated July 27, 2018, the following described real property situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

Unit 44, "FIDALGO MARINA CONDOMINIUM," according to Declaration thereof recorded under Auditor's File No. 9302250060 and survey map and plans thereof in Volume 15 of Plats, pages 75 through 77, under Auditor's File No. 9302250059, records of Skagit County, Washington, and as corrected and amended by Auditor's File Nos. 9303050032 and 9508160024, respectively.

Situate in the City of Anacortes, County of Skagit, State of Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances affecting title, if any, which may appear in the public record.

Commonly known as 3101 V. Place Unit 44, Anacortes, Washington 98221.

DATED: August 12, 2026

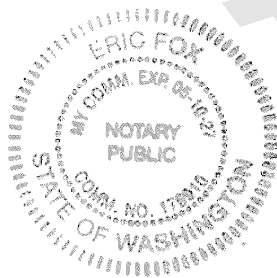
Diane Della Thompson

DIANE DELLA THOMPSON,
Individually, and as Personal Representative of
the Estate of Robert Warren Thompson

STATE OF WASHINGTON)
)
) ss.
COUNTY OF SKAGIT)

THIS IS TO CERTIFY that on this 12th day of August, 2026, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, came DIANE DELLA THOMPSON, individually and as personal representative of the Estate of Robert Warren Thompson, personally known or having presented satisfactory evidence to be the personal representative of the Estate of Robert Warren Thompson, and who executed the within instrument, and acknowledge that DIANE DELLA THOMPSON signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS MY HAND and official seal the day and year in this certificate first above written.



Printed Name: Eric Fox

NOTARY PUBLIC in and for the State of

Washington, residing at: Anacortes, WA

My appointment expires: 05-10-2027

EXHIBIT "A"

Exceptions

EXCEPTIONS:

A. LEASE AND THE TERMS AND CONDITIONS THEREOF:

Lessor: State of Washington, acting by and through the
Department of Natural Resources
Lessee: City of Anacortes
For a Term of: This lease shall commence on the 3rd day of October 1986
and continue to the 1st day of October 2016
Dated: July 24, 1992
Recorded: July 24, 1992
Auditor's No.: 9207240213

(Affects Parcel "B" and other lands)

B. LEASE AND THE TERMS AND CONDITIONS THEREOF:

Lessor: City of Anacortes
Lessee: Development Ventures, Inc.
For a Term of: The term of this Lease shall begin on February 3, 1989 and
terminate on October 1, 2016 and may be renewed thereafter
upon mutual agreement of the Lessor and Lessee
Dated: May 6, 1990
Recorded: July 24, 1992
Auditor's No.: 9207240214

(Affects Parcel "B" and other lands)

Said Lease has been modified as to the legal description by instrument
recorded July 31, 1992, under Auditor's File No. 9207310171.

Lessee's interest in said Lease is now held of record by Fidalgo Marina
Partnership, a Washington General Partnership by Assignment of Lease
recorded July 31, 1992, under Auditor's File No. 9207310172.

- C. 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

Auditor's No.: 76533 and 96389, records of Skagit County, WA

- D. Right of the State of Washington or any grantee or lessee thereof, upon paying reasonable compensation, to 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

Auditor's No.: 76533, records of Skagit County, WA

- E. 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 entitle "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, 1983
- F. 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 the use any portion of the land which is now or may formerly have been covered by water.
- G. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.

H. Any question that may arise due to shifting or change of the line of high water of Fidalgo Bay or due to said bay having shifted or changed its line of high water.

I. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington Corporation

Purpose: An underground electric transmission and/or distribution system

Area Affected: A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Being located as constructed or to be constructed on the above described property, more particularly described as follows: Beginning at a point on the North line of said property that is approximately 25 feet East of the Northwest corner thereof; thence South $88^{\circ}07'59''$ East 180 feet

Dated: November 11, 1992

Recorded: November 16, 1992

Auditor's No.: 9211160117

J. Notes contained on the face of said Short Plat as follows:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road

K. Easements shown on Short Plat No. ANA 92-005:

For: Ingress, egress, utilities, sewer and storm drain

Affects: As shown on short plat

L. Terms and conditions of Declaration of Easements with Maintenance Provision:

Executed By: Fidalgo Marina Partnership, a Washington General Partnership

Recorded: February 25, 1993

Auditor's No.: 9302250058

M. DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR FIDALGO MARINA CONDOMINIUM:

Executed By: Fidalgo Marina Partnership
Recorded: February 25, 1993
Auditor's No.: 9302250060

Amendment to Declaration recorded March 5, 1993 as Auditor's File No. 9303050032.

Amendment to Declaration recorded August 16, 1995 as Auditor's File No. 9508160024.

N. EASEMENT DELINEATED ON THE FACE OF SAID PLAT:

For: 10 foot unrecorded easement to Puget Sound Power & Light Company

O. 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.

P. Any adverse claim or other boundary dispute which may exist or arise by reason of the failure of the sublease 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 Auditor's File No. 9207240213 or in the sublease from the City of Anacortes, as sublessor, to Fidalgo Marina Partnership, as sublessee, recorded under Auditor's File Nos. 9207240214 and 9207310172, records of Skagit County, Washington.

Q. LESSOR'S CONSENT, INCLUDING THE TERMS, COVENANTS, CONDITIONS AND PROVISIONS THEREOF:

Dated: July 27, 1992

Recorded: July 31, 1992

Auditor's No.: 9207310170

Affects: Parcel B

- R. Any adverse claim or other boundary dispute which may exist or arise by reason of the failure of the deed under 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 Auditor's File No. 9307240213, or in the sublease from the City of Anacortes, as sublessor, to Fidalgo Marina Partnership, as sublessee, recorded under Auditor's File Nos. 9207240214 and 9207310172.
- S. Right, title and interest of the State of Washington, either present or by reversion, in and to that portion of said premises described as Parcel C.