

When recorded return to:  
Keith Beeman and Wendy Beeman  
23926 SE 8th Place  
Sammamish, WA 98075

Recorded at the request of:  
Guardian Northwest Title  
File Number: A110001



201509300026

Skagit County Auditor

\$74.00

9/30/2015 Page

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3 10:26AM

### Statutory Warranty Deed

A110001  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Jeffrey N. Davidson and Kathleen W. Davidson, Co-Trustees of the Davidson Family Trust, dated March 22, 2006 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Keith Beeman and Wendy Beeman, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 48, Plat of San Juan Passage, Phase III

Tax Parcel Number(s): P131002, 6004-000-048-0000

Lot 48, PLAT OF SAN JUAN PASSAGE PHASE III, according to the plat thereof recorded December 8, 2011 under Auditor's File No. 201112080064, records of Skagit County, Washington.

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 per Exhibit "A" attached hereto

Dated 9/14/2015

Davidson Family Trust

By: Jeffrey N. Davidson, Trustee

By: Kathleen W. Davidson, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20152157

SEP 30 2015

Amount Paid \$ 9973.00

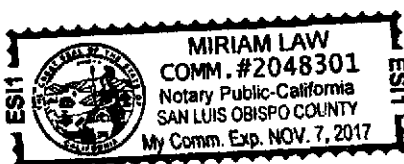
Skagit Co. Treasurer

By MK Deputy

STATE OF California }  
COUNTY OF San Luis Obispo } SS:

I certify that I know or have satisfactory evidence that Jeffrey N. Davidson and Kathleen W. Davidson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Co-Trustees of the Davidson Family Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 16 September 2015



Notary Public in and for the State of California

Residing at Morro Bay, CA

My appointment expires: 11/07/2017

**EXHIBIT A**

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: City of Anacortes  
Recorded: January 3, 1997  
Auditor's No.: 9701030012  
Purpose: Storm Water  
Area Affected: Portion of Plat

**B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: The Port of Anacortes  
Recorded: September 15, 2006  
Auditor's No.: 200609150177  
Purpose: Avigation Easement Agreement

**C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: G.P. Anacortes LLC  
Recorded: September 15, 2006  
Auditor's No.: 200609150178  
Purpose: View and Landscaping Easements

**D. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.  
Dated: Not disclosed  
Recorded: July 14, 2008  
Auditor's No.: 200807140094  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

**E. 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: Plat of San Juan Passage, Phase I  
Recorded: November 26, 2008  
Auditor's No.: 200811260099

**F. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Recorded: November 26, 2008  
Auditor's No.: 200811260100  
Executed By: G.P. Anacortes, LLC

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:**

Recorded: May 24, 2011  
Auditor's No.: 201105240062

G. 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: January 30, 2007  
Auditor's No.: 200701300036

H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: May 24, 2011  
Auditor's No.: 201105240061  
Regarding: Native Growth Protection Easement

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

I. 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: Plat of San Juan Passage Phase II  
Recorded: May 2, 2011  
Auditor's No.: 201105020052

J. 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: Plat of San Juan Passage Phase III  
Recorded: December 8, 2011  
Auditor's No.: 201112080064

K. Any tax, fee, assessments or charges as may be levied by San Juan Passage Homeowners Association.

L. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes  
And: Yosemite Management Group LLC et al  
Dated: May 26, 2005  
Recorded: May 5, 2006  
Auditor's No.: 200605050081  
Regarding: Latecomers Agreement  
Affects: Includes other property