

**When recorded return to:**

Vaughn Charles Weedman and Jillian Marie  
Weedman  
4416 Cutter Drive  
Anacortes, WA 98221



201609260072

Skagit County Auditor

\$79.00

9/26/2016 Page

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7 11:31AM

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

20164349

SEP 26 2016

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028446

Amount Paid \$ 26,705.<sup>00</sup>

Skagit Co. Treasurer

By *hdm* Deputy

**CHICAGO TITLE**  
620028446

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard M. Lyons, Trustee of the Credit Trust of the Lyons Living Trust

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Vaughn Charles Weedman and Jillian Marie Weedman, a  
married couple

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 4 and ptn Lot 3 San Juan Passage Phase V Tax/Map ID(s):

Tax Parcel Number(s): P131801 / 6014-000-000-0004, P131800/6014-000-000-~~003~~,<sup>0003</sup>

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 20, 2016

The Credit Trust of the Lyons Living Trust

BY: Richard M. Lyons, TRUSTEE  
Richard M. Lyons, Trustee

**STATUTORY WARRANTY DEED**  
(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Richard M. Lyons is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of The Credit Trust of the Lyons Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Sept. 22, 2016



Martin E. Lehr  
Name: Martin E. Lehr  
Notary Public in and for the State of WA  
Residing at: La Conner  
My appointment expires: 2-9-19

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P131801 / 6014-000-000-0004 and P131800/6014-000-000-0003 0003**

Lot 4, PLAT OF SAN JUAN PASSAGE PHASE V, as recorded under Auditor's File No. 201402140089, records of Skagit County, Washington;

Together with that portion of Lot 3, PLAT OF SAN JUAN PASSAGE PHASE V, as recorded under Auditor's File No. 201402140089, records of Skagit County, Washington described as follows:

Commencing at the Southwest corner of said Lot 3;

Thence North 23°27'00" West 92.76 feet to the point of beginning;

Thence North 66°33'00" East 4.00 feet;

Thence North 23°27'00" West 15.00 feet;

Thence South 66°33'00" West 4.00 feet;

Thence South 23°27'00" East 15.00 feet to the point of beginning.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
**Exceptions**

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: July 14, 2008  
Auditor's No.: 200807140094, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
2. Record of Survey;  
Recorded: January 30, 2007  
Auditor's File No.: 200701300036, records of Skagit County, Washington
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 15, 2006  
Auditor's No(s): 200609150177, records of Skagit County, Washington  
In favor of: Port of Anacortes  
For: Aviation Easement Agreement
4. Terms and conditions of Easement Agreement, including the terms and conditions thereof;  
entered into;  
By: The Port of Anacortes  
And Between: GP Anacortes, LLC  
Recorded: September 15, 2006  
Auditor's No. 200609150178, records of Skagit County, Washington  
Providing: View and landscaping easements
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 3, 1997  
Auditor's No(s): 9701030012, records of Skagit County, Washington  
In favor of: City of Anacortes  
For: 20 foot storm water
6. 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 PLAT OF SAN JUAN PASSAGE PHASE 1:  
  
Recording No: 20081120099
7. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;

## EXHIBIT "B"

Exceptions  
(continued)

Recorded: November 26, 2008  
Auditor's No(s): 200811260100, records of Skagit County, Washington  
Executed By: GP Anacortes, LLC

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 24, 2011  
Recording No.: 201105240062

8. Preliminary Plat Approval Facts and Findings

Recording Date: November 25, 2008  
Recording No.: 200811250001

9. Memorandum of Understanding Concerning Design and Construction of the Intersection of Edwards Way and Oakes Avenue

Recording Date: November 25, 2008  
Recording No.: 200811250002

10. 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 PLAT OF SAN JUAN PASSAGE PHASE II:

Recording No: 201105020052

11. Native Protection Easement Agreement and the terms and conditions thereof

Recording Date: May 24, 2011  
Recording No.: 201105240061

12. 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 PLAT OF SAN JUAN PASSAGE PHASE III:

Recording No: 201112080064

## EXHIBIT "B"

### Exceptions (continued)

13. 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 SAN JUAN PASSAGE PHASE IV:

Recording No: 201212260122

14. 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 PLAT OF SAN JUAN PASSAGE PHASE V:

Recording No: 201402140089

15. Dues, charges and assessments, if any levied by San Juan Passage Homeowners Association
16. Liability to future assessments, if any, levied by the City of Anacortes.
17. City, county or local improvement district assessments, if any.