

When recorded return to:
Ervin Hawk and Annette L. Hawk
4618 Edwards Way
Anacortes, WA 98221



201705310044
Skagit County Auditor \$77.00
5/31/2017 Page 1 of 5 10:46AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172366
MAY 31 2017

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030924

Amount Paid \$11,575.⁰⁰
Skagit Co. Treasurer
By *Mmm* Deputy

CHICAGO TITLE
620030924

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel E. Wheeler and Carol L. Wheeler, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Ervin Hawk and Annette L. Hawk, husband and wife

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

Lot 20, PLAT OF SAN JUAN PASSAGE, PHASE IV, as recorded under Auditor's File No.
201212260122, records of Skagit County, Washington.
Situated in Skagit County, Washington.

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


Tax Parcel Number(s): P131398 / 6010-000-000-0020,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 22, 2017



Daniel E. Wheeler




Carol L. Wheeler

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Daniel E. Wheeler and Carol L. Wheeler are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 24, 2017



Name: Jana K. Quinn
Notary Public in and for the State of Washington
Residing at: Granite Falls
My appointment expires: 06/29/2019

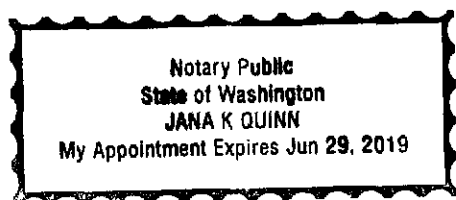


EXHIBIT "A"
Exceptions

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: Avigation 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: 200811260099
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 "A"

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 "A"

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 PLAT OF SAN JUAN PASSAGE PHASE IV:

Recording No: 201212260122

14. Drainage Easement Agreement and the terms and conditions thereof:

Recording Date: November 14, 2013

Recording No.: 201311140049

15. Latecomers Agreement recorded by the City of Anacortes on May 5, 2006, under Auditor's File No. 200605050081, records of Skagit County, Washington, Scheduled amount applicable to entire subdivision is: \$284,079.42.
16. Dues, charges and assessments, if any levied by San Juan Passage Homeowners Association
17. Liability to future assessments, if any, levied by the City of Anacortes.
18. City, county or local improvement district assessments, if any.