

**When recorded return to:**

Steven G. Wells and Regina M. Wells  
13220 Bridgeview Way  
Mount Vernon, WA 98273



201706090170 \$77.00  
Skagit County Auditor 1 of 5 3:41PM  
6/9/2017 Page

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030909

**CHICAGO TITLE**

620030909

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Mitchel Lewis, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Steven G. Wells and Regina M. Wells, a married couple

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

Lot 67, 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.)

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20172559  
JUN 09 2017

Tax Parcel Number(s): P131404/ 6010-000-000-0067

Subject to:

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

Dated: June 5, 2017

Amount Paid \$ 9,350.<sup>00</sup>  
Skagit Co. Treasurer  
By *M. M.* Deputy

*Mitchel Lewis*  
\_\_\_\_\_  
Mitchel Lewis

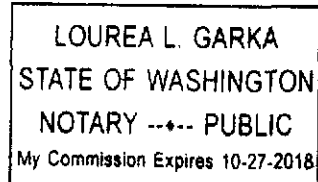
**STATUTORY WARRANTY DEED**  
(continued)

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Mitchel Lewis is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: JUNE 8, 2017

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of WA.  
Residing at: Arlington  
My appointment expires: 10/27/2018



**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. 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.
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.