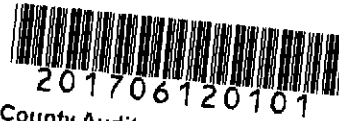


When recorded return to:

Jourdan R. Gottlieb and Simone E. Martin
4507 Schooner Drive
Anacortes, WA 98221



201706120101
Skagit County Auditor
6/12/2017 Page

1 of

\$77.00

5 11:37AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030898

CHICAGO TITLE
620030898

STATUTORY WARRANTY DEED

THE GRANTOR(S) James Daniel Houghton, Jr. and Maria Rebecca Houghton, Trustees of the James Houghton 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 Jourdan R. Gottlieb and Simone E. Martin, a married couple

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

Lot 52, PLAT OF SAN JUAN PASSAGE PHASE II, as recorded under Auditor's File No.
201105020052, 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**

20172566
JUN 12 2017

Tax Parcel Number(s): P130607/6000-000-052-0000

Subject to:

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

Amount Paid \$ 9661.50
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 5, 2017

The James Houghton Living Trust

BY: *James Daniel Houghton, Jr.*
James Daniel Houghton, Jr.,
Trustee

BY: *Maria Rebecca Houghton*
Maria Rebecca Houghton,
Trustee

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that James Daniel Houghton, Jr. and Maria Rebecca Houghton are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustee and Trustee, respectively, the James Houghton Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 6, 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

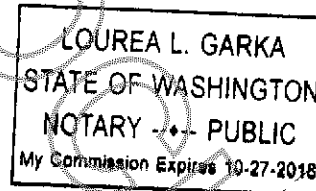


EXHIBIT "A"
Exceptions

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 I:

Recording No: 200811260099, records of Skagit County, WA
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

EXHIBIT "A"

Exceptions
(continued)

in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

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.: 201105240061

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 Growth Protection Easement Agreement San Juan Passage Anacortes, Wa

Recording Date: May 24, 2011

Recording No.: 201105240061

12. 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.

13. Dues, charges and assessments, if any levied by San Juan Passage Homeowners

EXHIBIT "A"

Exceptions (continued)

Association

14. Liability to future assessments, if any, levied by the City of Anacortes.
15. City, county or local improvement district assessments, if any.