

When recorded return to:
Michael Weaver and Linda Weaver
PO Box 171
Lopez Island, WA 98261



201706290090

Skagit County Auditor \$77.00
6/29/2017 Page 1 of 5 1:52PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030308

CHICAGO TITLE
620030308

STATUTORY WARRANTY DEED

THE GRANTOR(S) Pernilla Bradley, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Michael Weaver and Linda Weaver, husband and wife

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

Lot 61, 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.)

Tax Parcel Number(s): P130608 / 6000-000-061-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Dated: June 27, 2017

Pernilla Bradley
Pernilla Bradley

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 JUN 29 2017

Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
Wa of King

I certify that I know or have satisfactory evidence that

Orlando Bernilla Bradley
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 6.28.2017

Christiane Pieper
Name: Christiane Pieper
Notary Public in and for the State of Wa
Residing at: Tacoma
My appointment expires: 03.02.2019

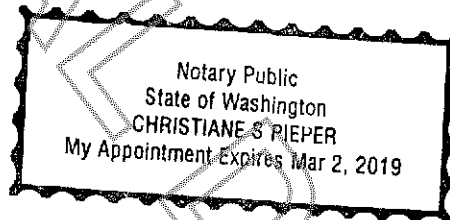


EXHIBIT "A"

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 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,

EXHIBIT "A"

Exceptions
(continued)

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;

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 Growth Protection Easement Agreement San Juan Passage Anacortes, Wa

Recording Date: May 24, 2011

Recording No.: 201105240061

12. Skagit County Right to Farm Ordinance as disclosed in deed:

Recording Date: October 8, 2013

Recording No.: 201310080034

EXHIBIT "A"

Exceptions (continued)

13. 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.
14. Dues, charges and assessments, if any levied by San Juan Passage Homeowners Association
15. Liability to future assessments, if any, levied by the City of Anacortes.
16. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.