

**When recorded return to:**

Dennis J. Perkins and Robin Quinn Perkins  
4519 Schooner Drive  
Anacortes, WA 98221



201708040086

Skagit County Auditor

\$77.00

8/4/2017 Page

1 of

4 1:52PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031184

**CHICAGO TITLE**

**620031184**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Cheryl DeBuck, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Dennis J. Perkins and Robin Quinn Perkins, husband and wife

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

Lot 56, PLAT OF SAN JUAN PASSAGE, PHASE I, as recorded under Auditor's File No.  
200811260099, 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

2017 3635  
AUG 04 2017

Tax Parcel Number(s): P128103 / 4974-000-056-0000

Subject to:

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

Dated: July 10, 2017

Amount Paid \$12,910.<sup>00</sup>

Skagit Co. Treasurer

By *man* Deputy

Cheryl DeBuck

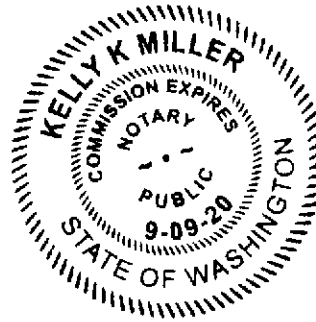
**STATUTORY WARRANTY DEED**  
(continued)

State of WASHINGTON  
County of SKAGIT

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

Dated: 7-25-17

Kelly K Miller  
Name: Kelly K Miller  
Notary Public in and for the State of WA  
Residing at: Maple Valley  
My appointment expires: 9-9-2020



**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.: 201105240062

8. Native Growth Protection Easement Agreement and the terms and conditions thereof

Recording Date: May 24, 2011

Recording No.: 201105240061

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

10. Liability to future assessments, if any, levied by the City of Anacortes.

11. City, county or local improvement district assessments, if any.