

When recorded return to:
Thomas M. Clark and Kristi L. Clark
2045 Whisper Ridge Drive
Chittenango, NY 13037



201807160186

07/16/2018 03:43 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034700

CHICAGO TITLE
620034700

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark Philippsen and Murphy Philippsen, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Thomas M. Clark and Kristi L. Clark, a married couple

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

Lot 66, 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

20183102
JUL 16 2018

Tax Parcel Number(s): P131403 / 6010-000-000-0066

Amount Paid \$ **9581.40**
Skagit Co. Treasurer
By **HTB** Deputy

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 10, 2018

Mark Philippsen
Mark Philippsen
Murphy Philippsen
Murphy Philippsen

State of WASHINGTON
County of SKAGOT

I certify that I know or have satisfactory evidence that
Mark Philippsen Murphy Philippsen
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: July 12, 2018

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

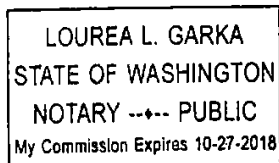


EXHIBIT "A"
Exceptions

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. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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