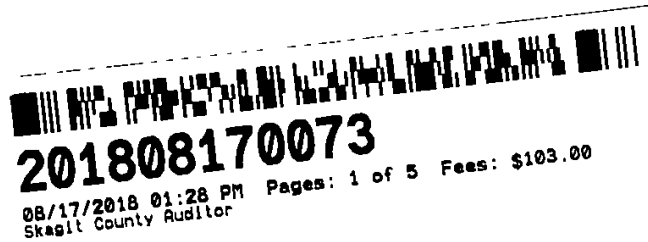


When recorded return to:  
Paul R. Grasso and Diane M. Miller  
4614 Cutter Drive  
Anacortes, WA 98221



Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620035381

CHICAGO TITLE  
620035381

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert R. Thompson and Margaret C. Thompson, Trustee's of the Robert R. and Margaret C. Thompson Trust dated March 26, 2015

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Paul R. Grasso and Diane M. Miller, a married couple

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

Lot 17, 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.)

Tax Parcel Number(s): P131395 / 6010-000-000-0017

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20183637  
AUG 17 2018

Amount Paid \$15,069.<sup>00</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 9, 2018

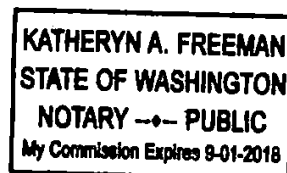
Robert R. and Margaret C. Thompson Trust dated March 26, 2015

BY: R. Thompson  
Robert R. Thompson  
TrusteeBY: Margaret C. Thompson  
Margaret C. Thompson  
TrusteeState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Robert R. Thompson and Margaret C. Thompson 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, of Robert R. and Margaret C. Thompson Trust dated March 26, 2015 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 13, 2018

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2018



**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): 201807240027, records of Skagit County, Washington  
Executed By: GP Anacortes, LLC

Said covenants, conditions and restrictions replace and supercede:

Recording No.: 200811260100 and 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. Drainage Easement Agreement and the terms and conditions thereof:
- Recording Date: November 14, 2013  
Recording No.: 201311140049
15. 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.
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