



201809140053

09/14/2018 11:38 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:
Edward H. Lincoln and Connie K. Lincoln
4412 Cutter Drive
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

020035880

Escrow No.: 620035880

STATUTORY WARRANTY DEED

THE GRANTOR(S) G.P. Anacortes, LLC, a Rhode Island limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Edward H. Lincoln and Connie K. Lincoln, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 3, PLAT OF SAN JUAN PASSAGE PHASE V, as recorded under Auditor's File No.
201402140089, records of Skagit County, Washington;

EXCEPT that portion of Lot 3, PLAT OF SAN JUAN PASSAGE PHASE V, as recorded under
Auditor's File No. 201402140089, records of Skagit County, Washington described as follows:
Commencing at the Southwest corner of said Lot 3;
Thence North 23°27'00" West 92.76 feet to the point of beginning;
Thence North 66°33'00" East 4.00 feet;
Thence North 23°27'00" West 15.00 feet;
Thence South 66°33'00" West 4.00 feet;
Thence South 23°27'00" East 15.00 feet to the point of beginning.

Situated in Skagit County, Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P131800 / 6014-000-000-0003

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184080
SEP 14 2018

Amount Paid \$ 28485.00
By *BT* Skagit Co. Treasurer Deputy

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: 20081120099

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 and July 24, 2018
 Recording No.: 201105240062 and 201807240027

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 SAN JUAN PASSAGE PHASE IV:

Recording No: 201212260122

14. 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 V:

Recording No: 201402140089

15. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 San Juan Passage Boundary Line Adjustment #6 - COA BLA-2016-1004:

Recording No: 201209220122

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