



201902210068

02/21/2019 01:27 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

When recorded return to:
Martha Schoenthal and Terry Schoenthal
4712 Schooner 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.: 620037055

CHICAGO TITLE
020037055

STATUTORY WARRANTY DEED

THE GRANTOR(S) Vincent Granville and Paris Granville, 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 Martha Schoenthal and Terry Schoenthal, wife and husband

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 85, PLAT OF SAN JUAN PASSAGE, PHASE IV, as recorded under Auditor's File No.
201212260122, records of Skagit County, Washington, except the West 1.25 feet thereof.

Also known as Revised Lot 85, SAN JUAN PASSAGE BOUNDARY LINE ADJUSTMENT NO. 4,
recorded under Auditor's File No. 201405120171.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P131421 / 6010-000-000-0085,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019588
FEB 21 2019

Amount Paid \$ *9795.00*
Skagit Co. Treasurer

By *BI* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: February 4, 2019

[Signature]
Vincent Granville
Paris Granville
Paris Granville

State of Washington
County of King

I certify that I know or have satisfactory evidence that Vincent Granville & Paris Granville 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: February 07 2019

MICHAEL D. VAN WAGNER
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 05-01-2021

Michael D. Van Wagner
Name: Michael D. Van Wagner
Notary Public in and for the State of Washington
Residing at: Woodinville
My appointment expires: 5-1-2021

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: July 14, 2008
Recording No.: 200807140094
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

2. 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 Survey:

Recording No: 200701300036

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: September 15, 2006
Recording No.: 200609150177
In favor of: Port of Anacortes
Regarding: Avigation Easement Agreement

4. Terms and conditions of Easement Agreement, including the terms and conditions thereof;

Between: The Port of Anacortes and GP Anacortes, LLC
Recording Date: September 15, 2006
Recording No.: 200609150178
Regarding: View and landscaping easements

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: January 3, 1997
Recording No.: 9701030012
In favor of: City of Anacortes
For: 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:

EXHIBIT "A"Exceptions
(continued)

Recording No: 20081126099

7. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 26, 2008
Recording No.: 200811260100

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 24, 2011
Recording No.: 201105240062

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 24, 2018
Recording No.: 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

EXHIBIT "A"Exceptions
(continued)

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

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 .

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 NO. 4:

Recording No: 201405120171

16. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
17. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
18. City, county or local improvement district assessments, if any.

EXHIBIT "A"

Exceptions
(continued)

19. Assessments, if any, levied by San Juan Passage Homeowners Association.
20. Assessments, if any, levied by the City of Anacortes.