

When recorded return to:

Murray R. Robinovitch and Linda L. Robinovitch
4804 Schooner Drive
Anacortes, WA 98221



201904300065

04/30/2019 09:47 AM 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.: 620037528

CHICAGO TITLE CO.

620037528

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barry W. Matthews and Carol A. Matthews, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Murray R. Robinovitch and Linda L. Robinovitch, a married
couple

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

Lot 82, PLAT OF SAN JUAN PASSAGE, PHASE IV, as recorded under Auditor's File No.
201212260122, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P131418/ 6010-000-000-0082

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**


20191561
APR 30 2019

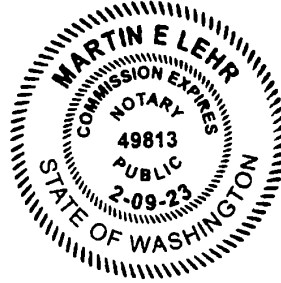
Amount Paid \$14,227.²⁰
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

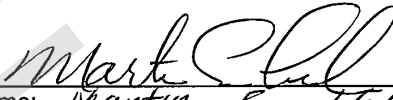
Dated: April 23, 2019



Barry W. Matthews

Carol A. MatthewsState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Barry W. Matthews and Carol A. Matthews are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 26, 2019

Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: 14 Corner
My appointment expires: 2-9-23

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
 Recording Date: July 14, 2008
 Recording No.: 200807140094, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 Regarding: 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
 Regarding: 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: 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;

Recording Date: November 26, 2008
Recording No.: 200811260100
Executed By: GP Anacortes, LLC

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 and the terms and conditions thereof:

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, and the terms and conditions thereof, recorded by the City of Anacortes on May 5, 2006, under recording number 200605050081; Scheduled amount applicable to entire subdivision is: \$284,079.42.
15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.