



201905060062

05/06/2019 11:26 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

When recorded return to:
David Latimer and Mari Latimer
P.O. Box 1533
La Conner, WA 98257

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.
620037695

Escrow No.: 620037695

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jaroslaw J. Kotlarczyk and Jolanta Czaicka-Kotlarczyk, 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 David Latimer and Mari Latimer, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 88, "PLAT OF SAN JUAN PASSAGE, PHASE II", as recorded under Auditor's File No.
201105020052, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P130610 / 6000-000-088-0000

Subject to:

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

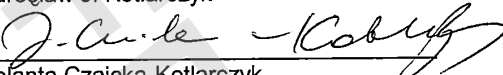
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 06 2019

Amount Paid \$ 14,512.00
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)


Dated: April 18, 2019


Jaroslaw J. Kotlarczyk
Jolanta Czaicka-KotlarczykState of WashingtonCounty of Snohomish

I certify that I know or have satisfactory evidence that

Jolanta Czaicka-Kotlarczyk

(is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 22, 2019
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2022

Notary Public
State of Washington
Kathryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

INDIVIDUAL ACKNOWLEDGMENT

State of Washington

County of SagitI, Katheryn A. Freeman, Notary public in and for the State of Washington,
do hereby certify that on this day personally appeared before me _____Jaroslav J. Kotlarczykto me known/proven to be the individual _____ described in and who executed the within
instrument and acknowledged that he/she signed the as his/her free and voluntary act and
deed for the uses and purposes herein mentioned.Given under my hand and official seal as of this date: April 29, 2019Notary Public
State of Washington
Katheryn A Freeman
Commission No. 149913

My Commission Expires 09-01-2022

Katheryn A. Freeman
Notary Public signatureKatheryn A. Freeman
Notary Public name printedMy appointment expires: 9-01-2022This acknowledgment is attached to a Statutory Warranty Deed
consisting of 5 pages.

Notary comments:

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