

201911010021

11/01/2019 08:53 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

After recording return to:

Jennifer H. McAuliffe
Dorsey & Whitney LLP
Columbia Center
701 Fifth Avenue, Suite 6100
Seattle, WA 98104-7043

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-14814
NOV 01 2019

Amount Paid \$107.50
Skagit Co. Treasurer
By *mm* Deputy

QUITCLAIM DEED

Grantor: Linda L. Robinovitch, a married woman, as her separate property
Grantee: Linda L. Robinovitch, Trustee of the Revocable Trust of Linda L. Robinovitch, u/a dated August 16, 2000
Abbreviated Legal Description: Lot 82, Plat Of San Juan Passage, Phase IV
Assessor's Parcel No.: P131418/ 6010-000-000-0082

The undersigned, LINDA L. ROBINOVITCH, a married woman, as her separate property ("Grantor"), for no consideration, hereby conveys and quitclaims to Linda L. Robinovitch, Trustee of the REVOCABLE TRUST OF LINDA L. ROBINOVITCH, u/a dated August 16, 2000, the Grantor's undivided 50% tenancy-in-common interest in certain real property situated in Skagit County, Washington and legally described as follows:

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.

Subject to:

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

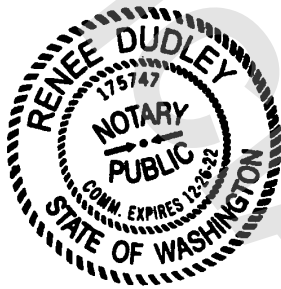
Dated 9/24/, 2019.

Linda L. Robinovitch
Linda L. Robinovitch

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that LINDA L. ROBINOVITCH is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated September 24, 2019.



Renee Dudley

(Signature of Notary)

Renee Dudley

(Legibly Print or Stamp Name of Notary)

Notary Public in and for the State of Washington,
residing at Seattle, WA

My appointment expires 12/26/22

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

Exhibit "A"
Exceptions
(continued)

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;

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

Exhibit "A"
Exceptions
(continued)

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

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.