

**When recorded return to:**

Gerald S. Pade  
4907 Schooner Drive  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3752

Sep 18 2020

Amount Paid \$12143.50

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620043343

**CHICAGO TITLE CO.**  
**620043343**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Donald L. Baumgartner and Harlene Y. Baumgartner, 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 Gerald S. Pade, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 77, 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): P131414/ 6010-000-000-0077

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: September 15, 2020

Donald L. Baumgartner  
Donald L. Baumgartner

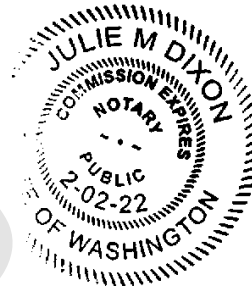
Harlene Y. Baumgartner  
Harlene Y. Baumgartner

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Donald L. Baumgartner and Harlene Y. Baumgartner 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: 9/14/2020

Julie M Dixon  
Name: Julie Dixon  
Notary Public in and for the State of Wash.  
Residing at: Cummins Island  
My appointment expires: 2/2/2022



**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.
16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by San Juan Passage Homeowners Association.
18. Assessments, if any, levied by the City of Anacortes.