

When recorded return to:
Michael DeFrank and Brenda D. Smith
1140 10th St, 301
Bellingham, WA 98225

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620043979

Escrow No.: 245430095

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas M. Clark and Kristi L. Clark, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Michael DeFrank and Brenda D. Smith, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 66, 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): P131403, 6010-000-000-0066

Subject to:

Exhibit "A attached hereto and by this referenced made a part hereof

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4537

Oct 30 2020

Amount Paid \$10319.00
Skagit County Treasurer
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 26, 2020



Thomas M. Clark



Kristi L. Clark

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Thomas M. Clark and Kristi L. Clark 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.


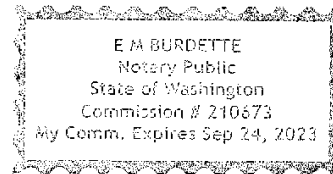
Dated: 10.28.2020
Name: E.M. Burdette
Notary Public in and for the State of Washington
Residing at: Burlington WA
My appointment expires: 9.24.2023

EXHIBIT "A"
EXCEPTIONS

Order No.: 245430095

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

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

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

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

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

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

EXHIBIT "A"
EXCEPTIONS**Order No.:** 245430095

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

Preliminary Plat Approval Facts and Findings and the terms and conditions thereof:

Recording Date: November 25, 2008
Recording No.: 200811250001

Memorandum of Understanding Concerning Design and Construction of the Intersection of Edwards Way and Oakes Avenue

Recording Date: November 25, 2008
Recording No.: 200811250002

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

Native Protection Easement Agreement and the terms and conditions thereof

Recording Date: May 24, 2011
Recording No.: 201105240061

EXHIBIT "A"
EXCEPTIONS

Order No.: 245430095

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

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

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.

The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.