

**When recorded return to:**

John m. Shine  
John M. Shine and Barbara Ann Fitzmaurice  
Revocable Living Trust  
18030 Carriger Road  
Sonoma, CA 95476

Filed for record at the request of:

**CHICAGO TITLE**

A COMPANY OF THE CHICAGO TITLE GROUP

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620047955

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2522

Jun 04 2021

Amount Paid \$25805.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

**CHICAGO TITLE CO.**

620047955

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Tom R. Bailey and Kathy L. Bailey, 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 John M. Shine and Barbara Ann Fitzmaurice Revocable Living  
Trust

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

LOT 23, "PLAT OF SAN JUAN PASSAGE PUD," A PER PLAT RECORDED ON NOVEMBER 26,  
2008, UNDER AUDITOR'S FILE NO. 200811260099, 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): P128096 / 4974-000-023-0000

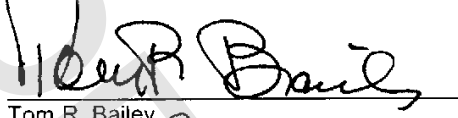
Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: May 28, 2021



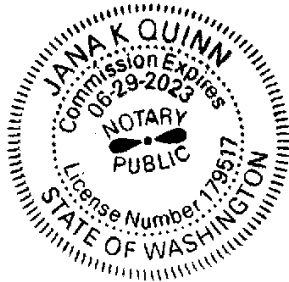
Tom R. Bailey



Kathy L. Bailey

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Tom R. Bailey and Kathy L. Bailey  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.Dated: June 02 2021Name: Janak QuinnNotary Public in and for the State of WashingtonResiding at: ArdenMy appointment expires: 06/29/2023

**EXHIBIT "A"**

## Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: City of Anacortes  
Purpose: 20 foot storm water drain  
Recording Date: January 3, 1997  
Recording No.: 9701030012
2. Latecomers Agreement and the terms and conditions thereof:  
  
Recording Date: May 5, 2006  
Recording No.: 200605050081
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as provided in a document:  
  
Purpose: Perpetual air or flight easement, also referred to as "avigation rights."  
Recording Date: September 15, 2006  
Recording No.: 200609150177  
Affects: All the air space above said Land.  
  
Reference is hereby made to said document for full particulars.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: The Port of Anacortes  
Purpose: View and landscaping easements  
Recording Date: September 15, 2006  
Recording No.: 200609150178
5. 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
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

**EXHIBIT "A"**

Exceptions  
(continued)

Granted to: Puget Sound Power & Light Company  
Purpose: Underground electric transmission and/or distribution line  
Recording Date: July 14, 2008  
Recording No.: 200807140094

7. 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

Modification(s) of said instrument

Recording Date: May 2, 2011  
Recording No.: 201105020052

Modification(s) of said instrument

Recording Date: December 8, 2011  
Recording No.: 201112080064

Modification(s) of said instrument

Recording Date: December 26, 2012  
Recording No.: 201212260122

Modification(s) of said instrument

Recording Date: February 14, 2014  
Recording No.: 201402140089

8. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 26, 2008  
Recording No.: 200811260100

Modification(s) of said covenants, conditions and restrictions

**EXHIBIT "A"**Exceptions  
(continued)

Recording Date: May 24, 2011  
Recording No.: 201105240062

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 24, 2018  
Recording No.: 201807240027

9. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: San Juan Passage Homeowners' Association  
Recording Date: November 26, 2008  
Recording No.: 200811260100

10. Preliminary Plat Approval Facts and Findings

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

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

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

12. Native Protection Easement Agreement and the terms and conditions thereof:

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

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

14. Assessments, if any, levied by City of Anacortes.

15. Dues, charges and assessments, if any levied by San Juan Passage Homeowners Association

16. City, county or local improvement district assessments, if any.

Form 22P  
 Skagit Right-to-Manage Disclosure  
 Rev. 10/14  
 Page 1 of 1

**SKAGIT COUNTY  
 RIGHT-TO-MANAGE  
 NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
 Northwest Multiple Listing Service  
 ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 20, 2021

between John M Shine, TTEE Barbara Ann FitzMaurice, TTEE ("Buyer")  
Buyer Buyer  
 and Tom R Bailey Kathy L Bailey ("Seller")  
Seller Seller  
 concerning 4603 Cutter Dr Anacortes WA 98221 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

John M Shine 05/21/2021  
Buyer Date

Barbara Ann FitzMaurice 5-21-21  
Seller Date

Tom R Bailey 05/20/2021  
Seller Date

Kathy L Bailey 5-21-21  
Seller Date