

When recorded return to:

Sarah Koten
4804 Schooner Drive
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048157

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4533

Oct 01 2021

Amount Paid \$16317.60
Skagit County Treasurer
By Lena Thompson Deputy

CHICAGO TITLE CO.

620048157

STATUTORY WARRANTY DEED

THE GRANTOR(S) Murray R. Robinovitch, Trustee of the Revocable Trust of Murray R. Robinovitch u/a dated November 18, 1997, as amended and restated and Linda L. Robinovitch, Trustee of the Revocable Trust of Linda L. Robinovitch dated August 16th, 2000

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Sarah Koten, an unmarried person, as her separate estate

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

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.

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

Tax Parcel Number(s): P131418 / 6010-000-000-0082

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 21, 2021

The Revocable Trust of Murray R. Robinovitch u/a dated November 18, 1997 as amended and restated

BY: Murray R. Robinovitch
Murray R. Robinovitch
Trustee

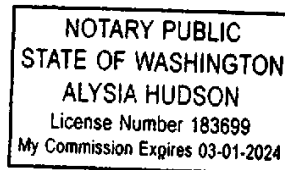
The Revocable Trust of Linda L. Robinovitch, u/a dated August 16, 2000

BY: Linda L. Robinovitch
Linda L. Robinovitch
Trustee

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that Murray R. Robinovitch
and Linda L. Robinovitch
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Murray R. Robinovitch, Trustee of the Revocable Trust of Murray R. Robinovitch u/a dated November 18 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 28, 2021



Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: anugnn
My appointment expires: 03.01.2024

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(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. 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

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

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 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

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:

EXHIBIT "A"Exceptions
(continued)

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

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 City of Anacortes.