

POOR ORIGINAL

When recorded return to:

Shawwna D. Poynter and Michael J. Poynter
4611 Schooner Drive
Anacortes, WA 98221**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Barbara Nobuko Kline, a single woman as her separate estate,
for and in consideration of ten dollars and other valuable consideration
in hand paid, conveys, and warrants to Shawwna D. Poynter and Michael J. Poynter, a married couple
the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description:

Lot 60, PLAT OF SAN JUAN PASSAGE PUD

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P128107; 4974-000-060-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222286

Jun 02 2022

Amount Paid \$11031.00
Skagit County Treasurer
By Lena Thompson DeputyStatutory Warranty Deed
LPB 10-05

Order No.: 22-15135-KS

Page 1 of 5

Dated: 06/01/2022

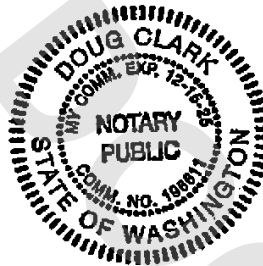
Barbara Nobuko Kline
Barbara Nobuko Kline

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I have or have satisfactory evidence that Barbara Nobuko Kline is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Doug Clark
Signature
Notary Public
Title

My appointment expires: 12-15-25



Statutory Warranty Deed
LPB 10-05

Order No.: 22-15135-KS

Page 2 of 5

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 4611 Schooner Drive, Anacortes, WA 98221
Tax Parcel Number(s): P128107; 4974-000-060-0000

Property Description:

Lot 60, "PLAT OF SAN JUAN PASSAGE PUD," as 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.

EXHIBIT B

22-15135-KS

10. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes

Recorded: January 3, 1997

Auditor's No. 9701030012

Purpose: Storm Water

Area Affected: Portion of Tracts Q and P of said plat

11. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The Port of Anacortes

Recorded: September 15, 2006

Auditor's No. 200609150177

Purpose: Avigation Easement Agreement

12. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: G.P. Anacortes LLC

Recorded: September 15, 2006

Auditor's No. 200609150178

Purpose: View and Landscaping Easements

13. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.

Recorded: July 14, 2008

Auditor's No.: 200807140094

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

14. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: San Juan Passage Phase I

Recorded: November 26, 2008

Auditor's No.: 200811260099

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

15. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 26, 2008

Auditor's No.: 200811260100

Executed By: G.P. Anacortes, LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: May 24, 2011

Auditor's No.: 201105240062

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15135-KS

Page 4 of 5

16. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: January 30, 2007
Auditor's No.: 200701300036

17. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: May 24, 2011
Auditor's No.: 201105240061
Regarding: Native Growth Protection Easement

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.