



201605270090

Skagit County Auditor \$76.00
5/27/2016 Page 1 of 4 11:49AM

When recorded return to:
Richard N. Beattie
Richard N. Beattie and Adrienne L. Beattie,
Trustees of the Beattie Family Trust
27472 Hidden Trail Road
Leguna Hills, CA 92653

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025906Z

CHICAGO TITLE
620025906Z **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robert W. Lisowski and Mary K. Lisowski, 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 Richard N. Beattie and Adrienne L. Beattie, Trustees of the
Beattie Family Trust U/A dated November 27, 2001

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

Lot 14, Plat of San Juan Passage, Phase I, as recorded under Auditor's File No. 200811260099,
records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P128094 / 4974-000-014-0000.

Subject to:

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

Dated: May 24, 2016

Robert W. Lisowski

Robert W. Lisowski

Mary K. Lisowski

Mary K. Lisowski

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20162115

MAY 27 2016

Amount Paid \$ *24,035.00*
Skagit Co. Treasurer

By *MG* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of King

I certify that I know or have satisfactory evidence that Robert W. Lisowski and Mary K. Lisowski
are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/hers/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 5/25/2016

Sandra A. St. Luise
Name: Sandra A. St. Luise
Notary Public in and for the State of WA
Residing at: Everett, WA
My appointment expires: May 13, 2020

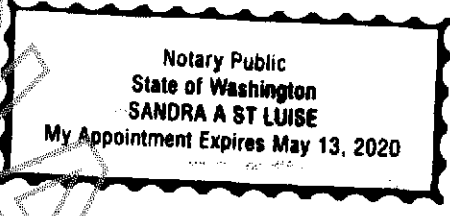


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 14, 2008
Auditor's No.: 200807140094, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

2. Record of Survey;
Recorded: January 30, 2007
Auditor's File No.: 200701300036, records of Skagit County, Washington

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 15, 2006
Auditor's No(s): 200609150177, records of Skagit County, Washington
In favor of: Port of Anacortes
For: Avigation Easement Agreement

4. Terms and conditions of Easement Agreement, including the terms and conditions thereof;
entered into;
By: The Port of Anacortes
And Between: GP Anacortes, LLC
Recorded: September 15, 2006
Auditor's No.: 200609150177, records of Skagit County, Washington
Providing: View and landscaping easements

5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 3, 1997
Auditor's No(s): 9701030012, records of Skagit County, Washington
In favor of: City of Anacortes
For: 20 foot storm water

6. Preliminary Plat Approval Facts and Findings, including the terms, covenants and provisions
thereof;

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

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

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

8. 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 San
Juan Passage Phase I:

Recording No: 200811260099

9. Covenants, conditions, assessments 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;
Recorded: November 26, 2008
Auditor's No(s): 200811260100, records of Skagit County, Washington
Executed By: GP Anacortes, LLC

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 24, 2011

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 201105240062

10. Native Growth Protection Easement Agreement and the terms and conditions thereof

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

11. Drainage Easement Agreement, with Maintenance provisions

Recording Date: September 11, 2014
Recording No.: 201409110050 being a re-recording of 201405150059

12. Latecomers Agreement recorded by the City of Anacortes on May 5, 2006, under Auditor's File No. 200605050061, records of Skagit County, Washington, Scheduled amount applicable to entire subdivision is: \$284,079.42.

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

14. Liability to future assessments, if any, levied by the City of Anacortes.

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