

When recorded return to:
James Shanklin and Jane Shanklin
4517 Schooner Drive
Anacortes, WA 98221



201805230029

05/23/2018 11:33 AM Pages: 1 of 4 Fees: \$77.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034387

CHICAGO TITLE
620034387

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael R. Hamlett and Vickie L. Capps, 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 James Shanklin and Jane Shanklin, a married couple

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

Lot 55, PLAT OF SAN JUAN PASSAGE, PHASE I, as recorded under Auditor's File No.
200811260099, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P128102 / 4974-000-055-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182128
MAY 23 2018

Amount Paid \$12,465.⁰⁰
Skagit Co. Treasurer
By *Jmlm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 15, 2018



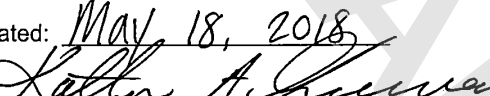
Michael R. Hamlett



Vickie L. Capps

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Michael R. Hamlett and Vickie L. Capps 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: May 18, 2018


Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

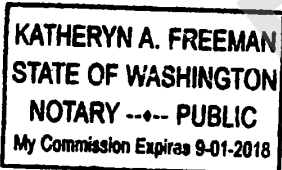


EXHIBIT "A"
Exceptions

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.: 200609150178, 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. 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 I:

Recording No: 200811260099, records of Skagit County, WA

7. 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

EXHIBIT "A"

Exceptions
(continued)

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

Recording No.: 201105240062

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

Recording Date: May 24, 2011

Recording No.: 201105240061

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

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

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