

202304140144

04/14/2023 12:03 PM Pages: 1 of 9 Fees: \$211.50  
Skagit County Auditor, WA

**When recorded return to:**  
Peggy Lawrence and David Lawrence  
1002 Emerson Street  
Upland, CA 91784

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236122

Apr 14 2023

Amount Paid \$17892.40  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620053888

Escrow No.: 620053888

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark Philippsen and Mary Murphy Philippsen, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Peggy Lawrence and David Lawrence, a married couple

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

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

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

PTN LT 83, PLAT OF SAN JUAN PASSAGE, PH IV

Tax Parcel Number(s): P131419 / 6010-000-000-0083

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 4.12.2023

Mark Philippsen  
Mark Philippsen

Mary Murphy Philippsen  
Mary Murphy Philippsen

State of Washington  
County of Skaagit

This record was acknowledged before me on 04/12/2023 by Mark Philippsen and Mary Murphy Philippsen.

Jana K Quinn  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 06/29/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P131419 / 6010-000-000-0083**

LOT 83, PLAT OF SAN JUAN PASSAGE, PHASE IV, AS RECORDED UNDER AUDITOR'S FILE NO. 201212260122, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE EAST 1.00 FEET OF SAID LOT 83.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: July 14, 2008  
Recording No.: 200807140094  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
  
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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, including the terms and conditions thereof, granted by instrument(s);  
  
Recorded: September 15, 2006  
Recording No.: 200609150177  
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  
Recording No. 200609150178  
Providing: View and landscaping easements
  
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
  
Recorded: January 3, 1997  
Recording No.: 9701030012  
In favor of: City of Anacortes  
For: 20 foot storm water
  
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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

**EXHIBIT "B"**Exceptions  
(continued)

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, 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

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. 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

9. Preliminary Plat Approval Facts and Findings and the terms and conditions thereof:

Recording Date: November 25, 2008

Recording No.: 200811250001

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

Recording Date: November 25, 2008

Recording No.: 200811250002

11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if

**EXHIBIT "B"**Exceptions  
(continued)

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:

Recording No: 201105020052

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

Recording Date: May 24, 2011

Recording No.: 201105240061

13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 PLAT OF SAN JUAN PASSAGE PHASE III:

Recording No: 201112080064

14. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 PLAT OF SAN JUAN PASSAGE, PHASE IV:

Recording No: 201212260122

15. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Boundary Line Adjustment #4 Survey:

Recording No: 201405120171

16. Quit Claim Deed Boundary Line Adjustment including the terms, covenants and provisions thereof

**EXHIBIT "B"**Exceptions  
(continued)

Recording Date: September 11, 2014  
Recording No.: 201409110051 being a re-recording of Recording No.: 201405120169

17. Latecomers Agreement recorded by the City of Anacortes on May 5, 2006, under Recording No. 200605050081, records of Skagit County, Washington, Scheduled amount applicable to entire subdivision is: \$284,079.42.
18. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
19. Assessments, if any, levied by City of Anacortes.
20. City, county or local improvement district assessments, if any.
21. Liability to future assessments, if any, levied by the City of Anacortes.
22. Dues, charges and assessments, if any levied by San Juan Passage Homeowners Association

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

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

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated \_\_\_\_\_  
between \_\_\_\_\_ ("Buyer")  
and **Mark Philippsen** **Murphy Philippsen** ("Seller")  
concerning **4720 Schooner 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.

\_\_\_\_\_  
Buyer Date  
\_\_\_\_\_  
Buyer Date  
\_\_\_\_\_  
Seller Date  
\_\_\_\_\_  
Seller Date

Authenticator  
**Mark Philippsen** 03/27/2023  
Authenticator  
**Murphy Philippsen** 03/27/2023



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 March 27, 2023  
between Peggy Lawrence David Lawrence ("Buyer")  
Buyer Buyer  
and Mark Philippsen Murphy Philippsen ("Seller")  
Seller Seller  
concerning 4720 Schooner 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:

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Authentisign  
Peggy Lawrence 03/31/2023  
Buyer Date Seller Date  
Authentisign  
David Lawrence 03/31/2023  
Buyer Date Seller Date