

When recorded return to:
Howard A. Partch and Serena K. Partch
4511 Schooner Drive
Anacortes, WA 98221



201012030214
Skagit County Auditor

12/3/2010 Page 1 of 4 3:48PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620012012

STATUTORY WARRANTY DEED

THE GRANTOR(S) G.P. ANACORTES LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Howard Allen Partch and Serena Katherine Partch, husband
and wife

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

Lot 53, 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

Tax Parcel Number(s): P128100, 4974-000-053-0000

Subject to: Covenants, Conditions, Restrictions and Easements of record
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: November 15, 2010

G.P. ANACORTES LLC

BY: Gilbane Development Company, its Manager

By:

Matthew P. Lawrence
Senior Vice President

30510
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 03 2010

Amount Paid \$ 6359.60
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

(continued)

State of ~~Washington~~ Rhode Island

County of Providence

I certify that I know or have satisfactory evidence that

Matthew P. Lawrence
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 Senior Vice President of Gilbane Development Company, Manager of GP Anacortes LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/1/2010

Name: Mark F. Constant L

Notary Public in and for the State of ~~Washington~~ Rhode Island

Residing at: 1 State Street, Pawtucket

My appointment expires: 9/25/2013



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Skagit County Auditor

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
Affects: Parcel C
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 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

If your real property is adjacent to property used for agricultural operations, or included within an area
zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such
operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of
machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and

Statutory Warranty Deed (LPB 10-05)
WA0000059.doc / Updated: 07

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Printed: 11.04.10 @ 03:41PM
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EXHIBIT "A"
Exceptions

disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

Statutory Warranty D/
WA0000059.doc / Uj



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Skagit County Auditor