

When recorded return to:  
Gary Vassallo and Karen Vassallo  
4513 Schooner Drive  
Anacortes, WA 98221



201103170049

Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial, PO BOX 638  
Mount Vernon, WA 98273

Order No.: 620012583

### STATUTORY WARRANTY DEED

THE GRANTOR(S) G.P. ANACORTES LLC

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Gary Vassallo and Karen M Vassallo, husband and wife

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

Lot 54, 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

P123101

Tax Parcel Number(s): P31572, 4974-000-054-0000

Subject to:

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

Dated: March 4, 2011

G.P. ANACORTES LLC

BY: Gilbane Development Company, its Manager

By:

Matthew P. Lawrence  
Senior Vice President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 751

MAR 17 2011

Amount Paid \$ 7730.20

Skagit Co. Treasurer

By *man* Deputy

**EXHIBIT "A"**  
Exceptions

**SPECIAL EXCEPTIONS**

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: July 14, 2008  
Auditor's No.: 200807140084, 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 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
8. Latecomers Agreement recorded by the City of Anacortes on May 5, 2006, under Auditor's File  
No. 200605050081, records of Skagit County, Washington, Scheduled amount applicable to  
entire subdivision is: \$284,079.42.
9. Dues, charges and assessments, if any levied by San Juan Passage Homeowners Association



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10. Liability to future assessments, if any, levied by the City of Anacortes.
11. City, county or local improvement district assessments, if any.

**Skagit County Right to Farm Ordinance**

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 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.



201103170049

**Skagit County Auditor**

State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that

MATTHEW P. LAWRENCE

(he) is/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 BR. VICE PRESIDENT of GILBANE DEVELOPMENT CO. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 9 2011

Name: Marcie K. Paleck

Notary Public in and for the State of WASHINGTON

Residing at: Mount Vernon, WA

My appointment expires: October 15 2012

MARCIE K. PALECK



201103170049

Skagit County Auditor