

**POOR ORIGINAL**

When recorded return to:  
Jean Finlay  
4611 Schooner Dr  
Anacortes, WA 98221



201105040064  
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Order No.: 620012891

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) G.P. ANACORTES LLC, a Rhode Island 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 Jean M. Finlay, an unmarried woman, dealing as her separate  
property

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

Lot 60, 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): P128107, 4974-000-060-000

Subject to: Covenants, conditions, restrictions and easements of record.

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

Dated: April 27, 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

1309

MAY 04 2011

Amount Paid \$ 6593.20  
Skagit Co. Treasurer  
By *mm* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Rhode Island

County of Providence

I certify that I know or have satisfactory evidence that

Matthew P. Lawrence

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 of to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 2, 2011

Name: James M. Hanley

Notary Public in and for the State of Rhode Island

Residing at: Southfield, RI

My appointment expires: 1-14-13



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**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: Aviation 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. Dues, charges and assessments, if any levied by San Juan Passage Homeowners Association
9. Liability to future assessments, if any, levied by the City of Anacortes.
10. City, county or local improvement district assessments, if any.



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## EXHIBIT "A" Exceptions

### 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.



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