



201107070061
Skagit County Auditor

7/7/2011 Page 1 of 4 3:41PM

When recorded return to:
A. Justin Alfano
4607 Schooner Drive
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620012886

CHICAGO TITLE
620012886

STATUTORY WARRANTY DEED

THE GRANTOR(S) GP 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 A. Justin Alfano, a single person, as his separate estate
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 59, 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): P128106, 4974-000-059-0000

Subject to: Covenants, conditions, restrictions and easements of record.
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 27, 2011

GP Anacortes LLC

By: Gilbane Development Company, Its Manager

BY:
Its: Senior Vice President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019

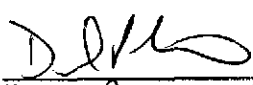
JUL 07 2011

Amount Paid \$ 7474.49
Skagit Co. Treasurer
By MM Deputy

STATUTORY WARRANTY DEED
(continued)

State of RT
County of PROVIDENCE

I certify that I know or have satisfactory evidence that MATTHEW 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 SR-V.P. of GP
Anacortes LLC to be the free and voluntary act of such party for the uses and purposes mentioned in
the instrument.

Dated: 7/6/11 

Name: DANIEL P. STEVENSON
Notary Public in and for the State of RT
Residing at: Westerly, RI
My appointment expires: 3/11/12

DANIEL P. STEVENSON
Notary Public
State of Rhode Island
My Commission Expires 03/11/2012



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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: 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. 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.



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EXHIBIT "A"

Exceptions

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.



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