

When recorded return to:

Mr. and Mrs. Richard T. Broderick  
P.O. Box 1685  
Anacortes, WA 98221



201207300245  
Skagit County Auditor

7/30/2012 Page 1 of 3 2:11PM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 05-00020-12

Grantor: G. P. Anacortes, LLC  
Grantee: Richard T. Broderick and Sarah K. Broderick

Tax Parcel Number(s): 6000-000-050-0000 P130605

Abbreviated Legal: LOT

GUARDIAN NORTHWEST TITLE CO.

104000-1

### Statutory Warranty Deed

THE GRANTOR G. P. Anacortes, LLC, a Rhode Island Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard T. Broderick and Sarah K. Broderick, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED  
Lot 50, Plat of San Juan Passage, Phase II

Tax Parcel Number(s): 6000-000-050-0000 P130605

Lot 50, Plat of San Juan Passage, Phase II, as recorded under Auditor's File No. 201105020052, records of Skagit County, Washington

Dated July 20, 2012

G. P. Anacortes, LLC, A Rhode Island Limited Liability Company

By: Gilbane Development Company, It's Manager,  
By: Matthew P. Lawrence, Senior Vice President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20122285

JUL 30 2012

Amount Paid \$ 6751.20  
Skagit Co. Treasurer  
By *mm* Deputy

STATE OF RI }  
COUNTY OF PROVIDENCE } SS:

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(s) acknowledge he signed this instrument, on oath stated he  
is/are authorized to execute the instrument and acknowledge that as the  
Senior Vice President of Gilbane Development Company  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7/20/12

DANIEL P. STEVENSON  
NOTARY PUBLIC  
STATE OF RHODE ISLAND  
MY COMMISSION EXPIRES 11/1/2016

Notary Public in and for the State of RI  
Residing at CUMBERLAND, RI  
My appointment expires: 3/11/16



**EXHIBIT "A"**

**A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: City of Anacortes  
Recorded: January 3, 1997  
Auditor's No. 9701030012  
Purpose: Storm Water  
Area Affected: Portion of Plat

**B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: The Port of Anacortes  
Recorded: September 15, 2006  
Auditor's No. 200609150177  
Purpose: Avigation Easement Agreement

**C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: G.P. Anacortes LLC  
Recorded: September 15, 2006  
Auditor's No. 200609150178  
Purpose: View and Landscaping Easements

**D. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.  
Dated: Not disclosed  
Recorded: July 14, 2008  
Auditor's No.: 200807140094  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

**E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:**

Name: San Juan Passage Phase I  
Recorded: November 26, 2008  
Auditor's No.: 200811260099



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