

When recorded return to:

Maria R. Houghton and James D. Houghton  
7017 18th Ave NW  
Seattle, WA 98117



201211020118  
Skagit County Auditor

11/2/2012 Page 1 of 3 3:55PM

CHICAGO TITLE  
W20016954

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S)**

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

Maria R. Houghton and James D. Houghton, wife and husband

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

LOT 52 OF SAN JUAN PASSAGE PHASE II, AS RECORDED UNDER AUDITORS FILE NO.  
201105020052, RECORDS OF SKAGIT COUNTY, WASHINGTON.

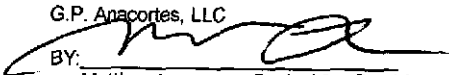
SITUATED IN SKAGIT COUNTY, WASHINGTON

Subject to easements, covenants, conditions and restrictions shown on Exhibit "A" as hereto attached and by this reference made a part hereof.

Tax Parcel Number(s): P130607/6000-000-052-0000

Dated: October 29, 2012

G.P. Anacortes, LLC


BY:   
Matthew Lawrence, Senior Vice President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20123524  
NOV 02 2012

STATE OF

COUNTY OF

Amount Paid \$7107.20  
Skagit Co. Treasurer  
By  Deputy

On this 31 of October, 2012 before me, the undersigned, a Notary Public in and for the State of Rhode Island, duly commissioned and sworn, personally appeared MATTHEW LAWRENCE to me known to be the SE VP of the Limited Liability Company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Limited Liability Corporation, for the uses and purposes therein mentioned, and on oath stated that he/she/they was/were authorized to execute the said instrument and that the seal affixed thereto (if any) is the corporate seal of said Limited Liability Company. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

  
Notary Signature

Printed Name: DANIEL P. STEVENSON  
Notary Public in and for the State of RI  
Residing at CUMBERLAND, RI  
My appointment expires: 3/11/16

Escrow No.: 6502347-

**DANIEL P. STEVENSON  
NOTARY PUBLIC  
STATE OF RHODE ISLAND  
MY COMMISSION EXPIRES 03/11/2016**

LPB 10-05

## EXHIBIT "A"

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

Record of Survey;  
Recorded: January 30, 2007  
Auditor's File No.: 200701300036, records of Skagit County, Washington

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

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

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

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

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 24, 2011  
Recording No.: 201105240061

Preliminary Plat Approval Facts and Findings:

Recording Date: November 25, 2008  
Recording No.: 200811250001

Memorandum of Understanding Concerning Design and Construction of the Intersection of Edwards Way and Oakes Avenue;

Recording Date: November 25, 2008  
Recording No.: 200811250002

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 II:

Recording No: 201105020052



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Native Growth Protection Easement Agreement San Juan Passage Anacortes, Wa

Recording Date: May 24, 2011  
Recording No.: 201105240061

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.

Dues, charges and assessments, if any levied by San Juan Passage Homeowners Association

Liability to future assessments, if any, levied by the City of Anacortes.

City, county or local improvement district assessments, if any.



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