

AFTER RECORDING MAIL TO:
James Loeb
4505 Schooner Drive
Anacortes, WA 9822



201301100131
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 05-00211-12

143946-07 Statutory Warranty Deed

Grantor(s): G. P. Anacortes, LLC
Grantee(s): James R Loeb
Abbreviated Legal:
Lot 51, San Juan Passage, Phase II
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 600-000-051-0000 P130606


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 James R Loeb, a married man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Lot 51, Plat of San Juan Passage, Phase II, as per plat recorded May 2, 2011, under Auditor's File No. 201105020052, records of Skagit County, Washington.

SUBJECT TO: EXHIBIT "A" ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF.

Dated December 12, 2012

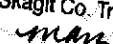
G. P. Anacortes, LLC

By: 
By: Matthew P Lawrence, Senior vice President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201382

JAN 10 2013

Amount Paid \$ 7819.20
Skagit Co. Treasurer
By  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: 1/2/13

Notary Public in and for the State of Rhode Island
Residing at CUMBO RD, RI
My appointment expires: 03/11/16

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

EXHIBIT "A"

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: Underground electric system, together with necessary appurtenances
Recorded: July 14, 2008
Auditor's No.: 200807140094

B. RECORD OF SURVEY:

Recorded: January 30, 2007
Auditor's No.: 200701300036

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

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

D. TERMS AND CONDITIONS OF EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: The Port of Anacortes
And: GP Anacortes, LLC
Recorded: September 15, 2006
Auditor's No.: 200609150178
Providing: View and landscaping easements

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Anacortes
Purpose: 20 foot storm water
Recorded: January 3, 1997
Auditor's No.: 9701030012

F. Terms and conditions of that certain "Decision to issue a Preliminary Development Plan Permit for the Ship Harbor Residential Community Planned Unit Development as recorded November 25, 2008, under Auditor's File No. 200811250001.

G. MEMORANDUM OF UNDERSTANDING CONCERNING DESIGN AND CONSTRUCTION OF THE INTERSECTION OF EDWARDS WAY AND OAKS AVENUE AND THE TERMS AND CONDITIONS THEREOF:

Recorded: November 25, 2008
Auditor's No.: 200811250002

- Continued -



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EXHIBIT "A"
CONTINUED

H. DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS AND THE TERMS AND CONDITIONS THEREOF:

Declaration Dated: November 26, 2008
Recorded: November 26, 2008
Auditor's No.: 200811260100
Executed By: GP Anacortes, LLC

FIRST AMERDMENT AND THE TERMS AND CONDITIONS THEREOF:

Dated: May 18, 2011
Recorded: May 24, 2011
Auditor's No.: 201105240062

I. MATTERS DISCLOSED ON THE FACE OF THE PLAT OF SAN JUAN PASSAGE PHASE II, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

UTILITY EASEMENTS:

An easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET SOUND ENERGY INC. (A.F. NO. 200807140084), FRONTIER COMMUNICATIONS TELEPHONE COMPANY, CASCADE NATURAL GAS COMPANY, AND COMCAST CABLE TELEVISION COMPANY and their respective successors and assigns under and upon the front ten (10) feet, or as shown on the plat, of front boundary lines all lots, tracts and spaces within the plat lying parallel with and adjoining all public street(s), as shown on the plant, in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility services, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

DEDICATION:

Know all men by these present that WELLS FARGO BANK, mortgage holder, and GP ANACORTES, LLC, owner of the land hereby platted, declare this plat and dedicate to the use of the public forever, streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes, together with the right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon. The Owners and their assigns hereby waive all claims for damages against which may be occasioned to the adjacent properties by the construction, drainage and maintenance of said road and or area.



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