

When recorded return to:

Roger F Ghoussoub
9410 7th Avenue SE # B7
Everett, WA 98208



201302080067
Skagit County Auditor

2/8/2013 Page 1 of 4 1:34PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 05-00138-12

Grantor: G. P. Anacortes, LLC
Grantee: Roger F Ghoussoub

Tax Parcel Number(s): 6004-000-046-000P13100D

Abbreviated Legal:

CHICAGO TITLE
620016196

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 **Roger F Ghoussoub, a Single Person** the following described real estate, situated in the County of **Skagit**, State of **Washington**.

Lot 46, San Juan Passage Phase 3

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

Tax Parcel Number(s): 6004-000-046-000P13100D

Lot 46, Plat of San Juan Passage Phase 3, as recorded under Auditor's File No. 20112080064, records of Skagit County, Washington.
Situated in Skagit County, Washington.

Dated January 30, 2013


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 424

FEB 08 2013

Amount Paid \$ 7885.95
By *KK* Skagit Co. Treasurer Deputy

G. P. Anacortes, LLC


By: Gilbane Development, it's Manager,
by: Matthew P Lawrence
Senior Vice President *Company*

STATE OF RHODE ISLAND }
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 _____ signed this instrument, on oath stated _____
is/are authorized to execute the instrument and acknowledge that as the
SR. VP of Gilbane Development Company, the Manager of GP Anacortes,
LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2/4/13

DPS
Notary Public in and for the State of RHODE ISLAND
Residing at COMBELLAND RI
My appointment expires: 3/1/16

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



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LPB

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 1:

Recording No: 20081120099



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EXHIBIT "A"
CONTINUED

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.: 201105240062

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 2:

Recording No: 201105020052

Native Protection Easement Agreement and the terms and conditions thereof

Recording Date: May 24, 2011

Recording No.: 201105240061

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 3:

Recording No: 201112080064

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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