

When recorded return to:  
Mary L. Krogness-Revello  
4707 Schooner Drive  
Anacortes, WA 98221



201302280064  
Skagit County Auditor

2/28/2013 Page

1 of

7 10:53AM

**POOR ORIGINAL**

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620016369

CHICAGO TITLE  
620016369

### STATUTORY WARRANTY DEED

THE GRANTOR(S) G.P. 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 Mary L. Krogness-Revello, an unmarried person and Katharine  
Revello, A married person as her separate estate and Laura Revello Roberts, a married person, as her  
separate estate, As joint tenants, with rights of survivorship, and not as tenants in common

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

Lot 65, PLAT OF SAN JUAN PASSAGE, PHASE 3, according to the plat thereof, recorded under  
Auditor's File No. 201112080064, records of Skagit County, Washington.

Situate in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P131006, 6004-000-065-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: February 14, 2013

G.P. Anacortes LLC

BY: 

Matthew Lawrence  
Senior Vice President Gilbane Development Co.  
The Manager of GP Anacortes, LLC

We the undersigned purchasers  
acknowledge that we are taking title as  
Joint Tenants, with rights of survivorship  
and not as Tenants in Common.

MARY L. KROGNESS-REVELLO

KATHARINE REVELLO

LAURA REVELLO ROBERTS

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013671

FEB 28 2013

Amount Paid \$ 6751.00  
Skagit Co. Treasurer  
By  Deputy

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A handwritten signature of Mary L. Krogness-Revello in black ink.  
MARY L. KROGNESS REVELLO

KATHARINE REVELLO

LAURA REVELLO ROBERTS

G.P. Anacortes

BY: \_\_\_\_\_



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G.P. Anacortes

BY: \_\_\_\_\_



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MARY L. KROGNESS REVELLO

KATHARINE REVELLO

LAURA REVELLO ROBERTS

G.P. Anacortes

BY: \_\_\_\_\_



201302280064


Skagit County Auditor

STATUTORY WARRANTY DEED  
(continued)

State of RI  
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 SA VP of GP ANATOLIS to be the  
free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2/25/13

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

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



**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 1:  
  
Recording No: 20081120099
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  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: May 24, 2011  
Recording No.: 201105240062
8. Preliminary Plat Approval Facts and Findings  
  
Recording Date: November 25, 2008  
Recording No.: 200811250001
9. Memorandum of Understanding Concerning Design and Construction of the Intersection of  
Edwards Way and Oakes Avenue  
  
Recording Date: November 25, 2008  
Recording No.: 200811250002



## EXHIBIT "A"

### Exceptions

10. 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

11. Native Protection Easement Agreement and the terms and conditions thereof

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

12. 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

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

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



201302280064

Skagit County Auditor