



201305090131

Skagit County Auditor

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AFTER RECORDING MAIL TO:Name THAD LINDQUISTAddress 4701 SCHOONER DRIVECity / State ANACORTES WA 98221**Document Title(s):** (or transactions contained therein)

1. STATUTORY WARRANTY DEED
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:☐ Additional numbers on page _____ of document**Grantor(s):** (Last name first, then first name and initials)

1. GP ANACORTES, LLC
- 2.
- 3.
- 4.

5. ☐ Additional names on page _____ of document**Grantee(s):** (Last name first, then first name and initials)

1. LINDQUIST, THAD I.
2. LINDQUIST, ANNETTE L.
- 3.
- 4.

5. ☐ Additional names on page _____ of document**Abbreviated Legal Description as follows:** (i.e. lot/block/plat or section/township/range/quarter/quarter)

LOT 63 SAN JUAN PASSAGE PHASE III

☐ Complete legal description is on page _____ of document**Assessor's Property Tax Parcel / Account Number(s):**

P131004 6004-000-063-0000

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



GUARDIAN NORTHWEST TITLE CO.

A105344-1

When recorded return to:
Thad I. Lindquist and Annette L. Lindquist
4701 Schooner Drive
Anacortes, WA 98221

Recorded at the request of:

File Number: A105349

Statutory Warranty Deed

THE GRANTOR GP 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 Thad I. Lindquist and Annette L. Lindquist, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 63, San Juan Passage Phase III

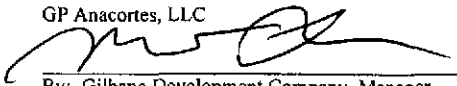
Tax Parcel Number(s): P131004, 6004-000-063-0000

Lot 63, "PLAT OF SAN JUAN PASSAGE PHASE III", as recorded under Auditor's File No. 201112080064, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 4/10/2013


GP Anacortes, LLC

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131710

MAY 09 2013

Amount Paid \$ 7,516.⁶⁰
Skagit Co. Treasurer
By  Deputy

STATE OF Rhode Island)
COUNTY OF PROVIDENCE) SS:

I certify that I know or have satisfactory evidence that Matthew P. Lawrence is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Senior Vice President of Gilbane Development Company, 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: 4/25/13 

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

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



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EXHIBIT A

EXCEPTIONS:

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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F. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 26, 2008
Auditor's No.: 200811260100
Executed By: G.P. Anacortes, LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

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

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

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

H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: May 24, 2011
Auditor's No.: 201105240061
Regarding: Native Growth Protection Easement

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

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

Name: Plat of San Juan Passage Phase II
Recorded: May 2, 2011
Auditor's No.: 201105020052

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

Name: Plat of San Juan Passage Phase III
Auditor's No.: 201112080064

K. Any tax, fee, assessments or charges as may be levied by San Juan Passage Homeowners Association.



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