

When recorded return to:

Jennifer Hendry, Jeffrey Squillace  
4415 Schooner Drive  
Anacortes, WA 98221



Skagit County Auditor \$78.00  
5/31/2013 Page 1 of 5 4:02PM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 05-00186-12

Grantor: G. P. Anacortes, LLC  
Grantee: Jennifer Hendry and Jeffrey Squillace

Tax Parcel Number(s): 6004-000-047-000 P131001

Abbreviated Legal:

LAND TITLE OF SKAGIT COUNTY

145770-0A 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 Jennifer Hendry, a Single Person and Jeffrey Squillace, a Single Person the following described real estate, situated in the County of Skagit, State of Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED  
Lot 47, San Juan Passage Phase III

Tax Parcel Number(s): 6004-000-047-000 P131001

Dated May 21, 2013

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20132045  
MAY 31 2013

G. P. Anacortes, LLC

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

Amount Paid \$ 7,107.20  
Skagit Co. Treasurer  
By *mm* 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 Matthew P Lawrence signed this instrument, on oath stated is/are authorized to execute the instrument and acknowledge that as the Senior Vice President of Gilbane Development Company, the Manager of G P Anacortes, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5/30/13 *DDP*

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

Notary Public in and for the State of RI  
Residing at Cum gratia, RI  
My appointment expires: 3/11/16

EXHIBIT "A"

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

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

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

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

C. 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

D. RECORD OF SURVEY:

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

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Purpose: The right to construct, operate, maintain, repair, replace improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of gas.  
Recorded: July 14, 2008  
Auditor's No.: 200807140094  
Area Affected: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of private/public street and road rights-of-way.

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.

- Continued -



201305310181

Skagit County Auditor

\$76.00

5/31/2013 Page

2 of

5 4:02PM

EXHIBIT "A"

EXCEPTIONS CONTINUED:

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

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 AMENDMENT AND THE TERMS AND CONDITIONS THEREOF:

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

I. NATIVE GROWTH PROTECTION EASEMENT AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: GP Anacortes, LLC, its successor and assigns  
And: The City of Anacortes  
Dated: May 5, 2011  
Recorded: May 24, 2011  
Auditor's No.: 201105240061

J. MATTERS DISCLOSED ON THE FACE OF THE PLAT OF SAN JUAN PASSAGE PHASE III, 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. 200807140094), 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 plat, 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.

- Continued -



Skagit County Auditor  
5/31/2013 Page

3 of

\$78.00  
5 4:02PM

EXHIBIT "A"

EXCEPTIONS CONTINUED:

J. (Continued):

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 waiver 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.

NOTES:

1. Assessor's account no. 60000-000-999-0400(P126127) and 6000-000-999-0500(P130619)
2. This survey was performed with the benefit of a current title report, dated September 20, 2011, Guarantee/Certificate No. 620013968, supplied by Chicago Title Company of Skagit County. Description and exception information provided in said report.
3. This property is subject to and together with easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred to the Chicago Title Company report reference under Note 2 above. Said report lists documents recorded under Auditor's File Number 200807140094 (Puget Sound Power & Light Company easement), AF#200701300036 (Record of Survey), AF# 200609150177 (Port of Anacortes avigation easement agreement, AF# 200609150178 (View and landscaping easement), 9701030012 (Storm drain easement across Tract P), AF# 200811260099 and 200811260100 (Covenants identified in Note 25 below), AF#200811250001 (Preliminary plat approved facts and findings identified in Note 26 below), AF# 200811250002 (Memorandum of Understanding identified in Note 27 below) and AF# 200605050081 (Latecomers Agreement identified in Note 18 below). Deeds of Trust are recorded under AF# 200701190080, 200810170067, 201002170052.
4. Zoning: Commercial Marine (CM)
5. Water Supply: City of Anacortes
6. Sewer Disposal: City of Anacortes
7. Storm Sewer: City of Anacortes
8. Equipment used: Pentax 323N total station
9. All existing rebar & caps and concrete monuments were visited on 1-30-2009.
10. Error of closure meets Washington State survey standards
11. Survey Method: Standard field traverse
12. Basis of Bearings: Record of Survey/Plat of San Juan Passage Phase 1, AF# 200811260099.
13. Addresses shown on plat sheet 2
14. Monuments set by me or under they my supervision
15. Building setbacks, lot coverage and height limit: Lots 6,000 SQ. FT or smaller - R3 Zone shall apply; Lots 6,000 SQ FT. or larger: R2 Zone shall apply: On Oakes Ave. the setback shall be 20 feet with 10 feet being a planting easement to be maintained by the San Juan Passage Homeowners Association.

- Continued -



Skagit County Auditor

5/31/2013 Page

4 of

\$78.00  
5 4:02PM

EXHIBIT "A"

EXCEPTIONS CONTINUED:

J. (Continued):

16. This project is subject to applicable water, sewer and stormwater general facility and hook up fees as well as transportation, fire and park impact fees.
17. Each lot shall be subject to a Latecomers Fee of \$2,840.00 per Latecomers Agreement recorded under A.F. No. 200605050081.
18. There is a park impact fee of \$1,200 per lot with \$120,000 going towards construction of the Ship Harbor Interpretive Preserve Trail System.
19. All retaining walls will be the responsibility of the San Juan Passage Homeowners Association.
20. A private 5 foot, 10 foot and 15 foot storm drainage easement across Lots 45 through 49 and Revised Tract N is hereby granted to the San Juan Passage Homeowners Association for the purposes of storm drainage and the repairing and maintaining of the storm drain lines.
21. A 10 foot planting easement across Lots 48, 49, 63, 64 and 85 as shown on the plat parallel with Oakes Avenue is hereby granted to the San Juan Passage Homeowners Association for the purposes of landscaping and landscaping maintenance. In addition a 7.5 feet planting easement across lot 65 as shown on the plat is hereby granted to the San Juan Passage Homeowners Association for the purposes of landscaping and landscaping maintenance.
22. A 10 foot storm drainage easement across Lots 99 & 100 and Tract V as shown on the plat is hereby granted to the San Juan Passage Homeowners Association for the purposes of maintaining and repairing storm drain lines.
23. A section breakdown and boundary resolution as identified in the Plat of San Juan Passage Phase I Note
- 23 see: ALTA/ASCM record of survey filed under A.F. No. 200701300036 record of survey BK AA PGS 131-136, A.F. NO. 9107230002 record of survey A.F. NO. 200210230123
24. All parcels within the subdivision are subject to the covenants, condition, restriction, ECT. As stated in the Declaration and Covenants, Conditions, Restrictions, Easements and Reservations for San Juan Passage AF #200811260099 and 200811260100, and modified in AF #201105240062.
25. All parcels within the subdivision are subject to the "Finding of Facts and Conclusion of Law as adopted by the Anacortes City Council on May 15, 2006, recorded November 25, 2008, A.F. NO. 200811250001.
26. All parcels within this subdivision are subject to the "Memorandum of Understanding" recorded November 24, 2009, A.F. NO. 200811250002.
27. Encroachment Agreement: With the recording of this plat, all parcels and or the San Juan Passage Homeowners Association with this subdivision are subject to an Encroachment Agreement, per Chapter 12.30 - Encroachment Permits for street and utility improvements of the City of Anacortes Municipal Code for private infrastructure installed in the public right-of-way. Said infrastructure is, but not limited to: Landscaping and appurtenances, Irrigation system and appurtenances, retaining walls and appurtenances, and any other deemed as private infrastructure by the City of Anacortes Public Works Director.
28. Vertical Datum. NAVD 88.  
Project benchmark - Top of brass cap in case at the intersection of Schooner Drive and Ship Harbor Boulevard. Elevation = 125.07' (NAVD 88).

K.EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:	Plat of said addition
Purpose:	Private drainage
Area Affected:	East 10 feet

