



201307260042

When recorded return to:
Harold V. Cox Family Limited Partnership
8041 Alatna Avenue
Anchorage, AK 99507

Skagit County Auditor \$75.00
7/26/2013 Page 1 of 4 10:30AM

Recorded at the request of:
File Number: A106329

Statutory Warranty Deed

A106329
GUARDIAN NORTHWEST TITLE CO.

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 Harold V. Cox Family Limited Partnership the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 45 San Juan Passage Phase III

Tax Parcel Number(s): P130999, 6004-000-045-0000

Lot 45, "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 7/23/13

G.P. Anacortes, LLC

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20132945
JUL 26 2013
Amount Paid \$ 7926
Skagit Co. Treasurer
By Deputy

STATE OF Rhode Island)
COUNTY OF Washington) 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, Mgr. 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: 7/23/13

Notary Public in and for the State of Washington Rhode Island
Residing at CUMBOCANO RI
My appointment expires: 3/1/16

DANIEL P. STEVENSON
NOTARY PUBLIC
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES

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
Recorded: December 8, 2011
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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L. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

| | |
|----------------|--------------------------------------|
| Between: | City of Anacortes |
| And: | Yosemite Management Group LLC, et al |
| Dated: | May 26, 2005 |
| Recorded: | May 5, 2006 |
| Auditor's No.: | 200605050081 |
| Regarding: | Latecomers Agreement |
| Affects: | Includes other property |



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