

When recorded return to:
Kevin Grant and Susan Grant
4603 Schooner Drive
Anacortes, WA 98221



201310010067
Skagit County Auditor
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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620018246

CHICAGO TITLE
620018246

STATUTORY WARRANTY DEED

THE GRANTOR(S) GP 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 Kevin Grant and Susan Grant, husband and wife

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

Lot 58, PLAT OF SAN JUAN PASSAGE, PHASE I, as recorded under Auditor's File No.
200811260099, records of Skagit County, Washington.

TOGETHER WITH that portion of Lot 57, PLAT OF SAN JUAN PASSAGE, PHASE I, as recorded
under Auditor's File No. 200811260099 described as follows:

Beginning at the Southwest corner of said Lot 57; thence North 58°13'56", East along the
Southeasterly line of said Lot 57 a distance of 20.16 feet; thence North 30°46'04" East a distance
of 93.00 feet to the Northwesterly line of said Lot 57; thence South 58°13'53", West along the
Northwesterly line of said Lot 57 a distance of 20.16 feet; thence South 31°49'04", East along the
Southwesterly line of said Lot 57 a distance of 93.00 feet to the Point of Beginning of this
description.

(also known as Adjusted Lot 58 of Boundary Line Adjustment 2010-004, recorded under Auditor's
File No. 201008040091, records of Skagit County Washington.)

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): 4974-000-058-0000, P128105

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134016

OCT 01 2013

Amount Paid \$ 7,481.⁰⁰
Skagit Co. Treasurer
By *Mmm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 25, 2013

GP Anacortes LLC, a Rhode Island limited liability company

BY: [Signature]

Gilbane Development Company its Manager
By Matthew P. Lawrence
Senior Vice President of Gilbane Development Company

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 SR VP of GILBANE Dev. Co. to be the
free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/26/13

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

*See attached
notary*



201310010067


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 SR VP of GILBANE DEVELOPMENT LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/30/13


Name: DANIEL P. STEVENSON
Notary Public in and for the State of RI
Residing at: COMBOWAND, 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

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Anacortes
Purpose: Storm Water
Recording Date: January 3, 1997
Recording No.: 9701030012
2. 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 Survey :

Recording No: 200701300036
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Port of Anacortes
Purpose: Aviation Agreement
Recording Date: September 15, 2006
Recording No.: 200609150177
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: GP Anacortes, LLC and The Port of Anacortes
Purpose: View and Landscaping
Recording Date: September 15, 2009
Recording No.: 200609150178
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 14, 2008
Recording No: 200807140094
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:

Recording No: 200811260099
7. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 26, 2008
Recording No.: 200811260100

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 24, 2011



EXHIBIT "A"

Exceptions (continued)

Recording No.: 201105240062

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Anacortes
Purpose: Native Growth Protection Agreement
Recording Date: May 24, 2011
Recording No.: 201105240061

9. 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 Boundary Line Adjustment (BLA-2010-0004);

Recording No: 201008040094

10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by San Juan Passage Homeowners Association.
12. Liability to future assessments, if any, levied by the City of Anacortes.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE:

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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