



201405300035

When recorded return to:
Stephen H. Pellegrin and Mary Anne Braund
4502 Cutter Drive
Anacortes, WA 98221

Skagit County Auditor \$76.00
5/30/2014 Page 1 of 5 9:30AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019999

CHICAGO TITLE
620019999

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 Stephen H. Pellegrin and Mary Anne Braund, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 6, PLAT OF SAN JUAN PASSAGE, PHASE IV, as recorded under Auditor's File No.
201212260122, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P131388, 6010-000-000-0006

Subject to:

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

Dated: May 23, 2014

G.P. Anacortes LLC, a Rhode Island Limited Liability Company

BY: 

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014/5/30
MAY 30 2014

Amount Paid \$ 16,382.82
Skagit Co. Treasurer
By *MAM* Deputy

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

Dated: 5/27/14 D.P.S.

Name: DANIEL P. STEVENSON
Notary Public in and for the State of RI
Residing at: CUMSELIAND RI
My appointment expires: 3/1/16

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



EXHIBIT "A"
Exceptions

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

Record of Survey;
Recorded: January 30, 2007
Auditor's File No.: 200701300036, records of Skagit County, Washington

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

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

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

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: 200811260099

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

Preliminary Plat Approval Facts and Findings

Recording Date: November 25, 2008
Recording No.: 200811250001

Memorandum of Understanding Concerning Design and Construction of the Intersection of Edwards Way and Oakes Avenue

Recording Date: November 25, 2008
Recording No.: 200811250002



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EXHIBIT "A"

Exceptions
(continued)

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 II:

Recording No: 201105020052

Native Protection Easement Agreement and the terms and conditions thereof

Recording Date: May 24, 2011
Recording No: 201105240061

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 III:

Recording No: 201112080064

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 IV:

Recording No: 201212260122

This item intentionally deleted
An indemnity may be required from the sellers if any construction work has been done or construction material furnished to said premises within the last 90 days.

Latecomers Agreement recorded by the City of Anacortes on May 5, 2006, under Auditor's File No. 200605050081, records of Skagit County, Washington, Scheduled amount applicable to entire subdivision is: \$284,079.42.

Dues, charges and assessments, if any levied by San Juan Passage Homeowners Association

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

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

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

Granted to: San Juan Passage Homeowners' Association
Purpose: Drainage easement and maintenance
Recording Date: November 14, 2013
Recording No.: 201311140049
Affects: As in said instrument



EXHIBIT "A"

Exceptions
(continued)

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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