



201406060068

Skagit County Auditor

\$76.00

6/6/2014 Page

1 of

5 1:33PM

When recorded return to:
Robert E. Gatton and Ellen R. Gatton
10803 SE 31st Street
Bellevue, WA 98004

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019665

CHICAGO TITLE
620 019665

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 Robert E. Gatton and Ellen R. Gatton, husband and wife

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

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

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

Lot(s): LOT 12 SAN JUAN PASSAGE PH. 1

Tax Parcel Number(s): P128092 / 4974-000-012-0000

Subject to:

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

Dated: May 30, 2014

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

BY:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20141967
JUN 06 2014


Amount Paid \$15,081.⁶⁰
Skagit Co. Treasurer
By *Man* Deputy

STATUTORY WARRANTY DEED
(continued)

State of RI
County of PROVIDENCES

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 CP ANTIQUES to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/3/14

Name: Daniel P. Stevenson
Notary Public in and for the State of RI
Residing at: CUMBOURNO, RI
My appointment expires: 3/1/16

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



201406060068

EXHIBIT "A"
Legal Description

Lot 12, PLAT OF SAN JUAN PASSAGE, PHASE I, as recorded under Auditor's File No.
200811260099, records of Skagit County, Washington.

Together with the West 2.50 fet of lot 11 said PLAT OF SAN JUAN PASSAGE, PHASE I
Situated in Skagit County, Washington

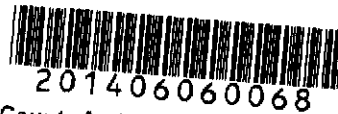


EXHIBIT "B"
Exceptions

1. 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
2. Record of Survey;
Recorded: January 30, 2007
Auditor's File No.: 200701300036, records of Skagit County, Washington
3. 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
4. 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
5. 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
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, PHASE I:

Recording No: 200811260099, records of Skagit County, WA
7. 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
8. Native Growth Protection Easement Agreement and the terms and conditions thereof

Recording Date: May 24, 2011
Recording No.: 201105240061
9. Drainage Easement Agreement, with Maintenance provisions

Recording Date: November 14, 2013
Recording No.: 201311140049



EXHIBIT "B"

Exceptions
(continued)

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

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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