



Skagit County Auditor \$75.00
6/30/2015 Page 1 of 4 12:06PM

When recorded return to:
Wendy May Johnson and Thomas Nigel Davies
4610 Schooner Drive
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024285

CHICAGO TITLE
620024285 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 Wendy May Johnson and Thomas Nigel Davies, a married couple

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

Lot 90, PLAT OF SAN JUAN PASSAGE, PHASE I, as recorded under Auditor's File No. 200811260099, records of Skagit County, Washington

Situated in Skagit County, Washington

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

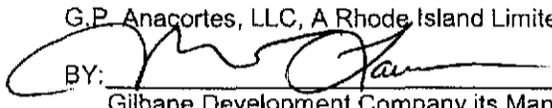
Tax Parcel Number(s): P128108 / 4974-000-090-0000

Subject to:

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

Dated: June 22, 2015

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

2015 2465
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 30 2015

Amount Paid \$15,847.00
Skagit Co. Treasurer
By  Deputy

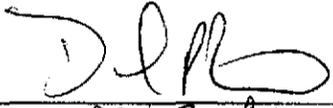
STATUTORY WARRANTY DEED
(continued)

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

Dated: 6/25/15



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

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

UNOFFICIAL DOCUMENT

EXHIBIT "A"
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. 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.

EXHIBIT "A"

Exceptions
(continued)

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