



201603150077

Skagit County Auditor

\$75.00

3/15/2016 Page

1 of

3 2:06PM

When recorded return to:  
Tad Gielow and Judy Valenzuela  
4911 Schooner Drive  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A110554

### Statutory Warranty Deed

A110554  
GUARDIAN NORTHWEST TITLE CO

THE GRANTOR G.P. 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 Tad Gielow and Judy Valenzuela, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 78, San Juan Passage, Phase IV

Tax Parcel Number(s): P131415, 6010-000-000-0078

Lot 78, SAN JUAN PASSAGE PHASE IV, as recorded under Auditor's File No. 201212260122, 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 3/04/2016

G.P. Anacortes, LLC

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 846  
MAR 15 2016

Amount Paid \$ 8905.<sup>00</sup>  
Skagit Co. Treasurer

By *Mbm* Deputy

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

STATE OF Rhode Island }  
COUNTY OF PROVIDENCES } 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, Manager of G.P. Anacortes, LLC 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: 3/9/16

Notary Public in and for the State of Rhode Island

Residing at \_\_\_\_\_

My appointment expires: \_\_\_\_\_

DANIEL P. STEVENSON

NOTARY PUBLIC

STATE OF RHODE ISLAND

MY COMMISSION EXPIRES 03/11/2020

ID #: 52988

**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. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:**

Name: San Juan Passage Phase I  
Recorded: November 26, 2008  
Auditor's No.: 200811260099

**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 BY THE FOLLOWING:**

Recorded: May 24, 2011  
Auditor's No.: 201105240062

**G. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/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. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of San Juan Passage Phase II  
Recorded: May 2, 2011  
Auditor's No.: 201105020052

J. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of San Juan Passage Phase III  
Recorded: December 8, 2011  
Auditor's No.: 201112080064

K. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: San Juan Passage Phase IV  
Recorded: December 26, 2012  
Auditor's No.: 201212260122

L. Any tax, fee, assessments or charges as may be levied by San Juan Passage Homeowners Association.