

When recorded return to:

Gary Mullard
P.O. Box 249
Oakley, ID 83346



201604130028

Skagit County Auditor

\$76.00

4/13/2016 Page

1 of

4 11:32AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026832

CHICAGO TITLE

620026832

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 Gary Mullard, An unmarried person

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

Lot 95, 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): P128113 / 4974-000-095-0000

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20161307

APR 13 2016

Amount Paid \$15,847.00

Skagit Co. Treasurer

By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 9, 2016

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

State of RI

County PROVIDENCE

of PROVIDENCE

I certify that I know or have satisfactory evidence that MATTHEW P. LAWRENCE

MATTHEW P. LAWRENCE is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/11/16


Name: DANIEL P. STEVENSON

Notary Public in and for the State of RI

Residing at: CUMBERLAND RI

My appointment expires: 3/11/20

DANIEL P. STEVENSON
NOTARY PUBLIC
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES 03/11/2020
ID #: 52988

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,

EXHIBIT "A"

Exceptions (continued)

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.
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.