

When recorded return to:

Donald L. Baumgartner and Harlene Y.
Baumgartner
4907 Schooner Drive
Anacortes, WA 98221



201604200061

Skagit County Auditor

\$78.00

4/20/2016 Page

1 of

6 1:48PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026772

CHICAGO TITLE

620026772

STATUTORY WARRANTY DEED

THE GRANTOR(S) GP 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 Donald L. Baumgartner and Harlene Y. Baumgartner, Husband and Wife

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

Lot 77, 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): P131414 / 6010-000-000-0077,

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20161450

APR 20 2016

Amount Paid \$ 9,350.⁰⁰

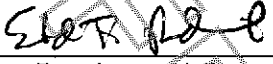
Skagit Co. Treasurer

By *Hand* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 18, 2016

GP Anacortes LLC, a Rhode Island Limited Liability Company

BY: 
Gilbane Development Company its Manager
by: Edward Broderick, President of
Gilbane Development Company

STATUTORY WARRANTY DEED

(continued)

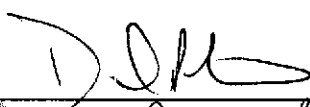
State of RI

County of PROVIDENCE

I certify that I know or have satisfactory evidence that EDWARD BROOKS

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 PRESIDENT of GP ANACONDA LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/19/16


Name: DANIEL P STEVENSON
Notary Public in and for the State of RI
Residing at: CUMBOYLAND 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 1:

Recording No: 200811260099
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

EXHIBIT "A"

Exceptions
(continued)

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. Preliminary Plat Approval Facts and Findings

Recording Date: November 25, 2008

Recording No.: 200811250001

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

Recording Date: November 25, 2008

Recording No.: 200811250002

10. 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

11. Native Protection Easement Agreement and the terms and conditions thereof

Recording Date: May 24, 2011

Recording No.: 201105240061

12. 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

EXHIBIT "A"

Exceptions (continued)

13. 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

14. 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.
15. Dues, charges and assessments, if any levied by San Juan Passage Homeowners Association
16. Liability to future assessments, if any, levied by the City of Anacortes.
17. City, county or local improvement district assessments, if any.