



201707190008

When recorded return to:  
James V. McDermott and Laurence C. Johnson Jr.

Skagit County Auditor \$77.00  
7/19/2017 Page 1 of 5 10:37AM

Recorded at the request of:  
Guardian Northwest Title  
File Number: A113189

POOR ORIGINAL

Statutory Warranty Deed

A 113189

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR GP 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 James Verl McDermott and Laurence Charles Johnson, Jr., as Joint Tenants with Right of Survivorship and not as Community Property or as Tenants in Common the following described real estate, situated in the County of Skagit, State of Washington.

Tax Parcel Number(s): P131097, 6004-000-087-0000

Lot 87, "PLAT OF SAN JUAN PASSAGE PHASE III", as recorded under Auditor's File No. 201112080064, 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

ACCEPTED AND APPROVED: By signing below the grantees herein evidence their intention to acquire said property as Joint Tenants with Right of Survivorship and Not as Community Property or Tenants in Common

James Verl McDermott

Laurence Charles Johnson, Jr.

Dated 7-11-17

G.P. Anacortes, LLC

By: Matthew Lawrence, Sr. Vice President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017 3298  
JUL 19 2017

Amount Paid \$ 12,109.00

Skagit Co. Treasurer  
By: [Signature] Deputy

STATE OF RI  
COUNTY OF PROVIDENCE } SS:

I certify that I know or have satisfactory evidence that Matthew Lawrence is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Sr. Vice President of GP Anacortes, LLC. to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7/11/17

Notary Public in and for the State of RI  
Residing at CUMBERLAND, RI  
My appointment expires: 3/11/20

Guardian Northwest Title

DANIEL P. STEVENSON  
NOTARY PUBLIC  
STATE OF RHODE ISLAND  
MY COMMISSION EXPIRES 03/11/2020  
ID #: 52983

When recorded return to:  
James V. McDermott and Laurence C. Johnson Jr.

Recorded at the request of:  
Guardian Northwest Title  
File Number: A113189

### Statutory Warranty Deed

THE GRANTOR GP 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 James Verl McDermott and Laurence Charles Johnson, Jr., as Joint Tenants with Right of Survivorship and not as Community Property or as Tenants in Common the following described real estate, situated in the County of Skagit, State of Washington.

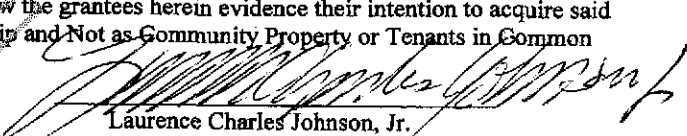
Tax Parcel Number(s): P131007, 6004-000-087-0000

Lot 87, "PLAT OF SAN JUAN PASSAGE PHASE III", as recorded under Auditor's File No. 201112080064, 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

ACCEPTED AND APPROVED: By signing below the grantees herein evidence their intention to acquire said property as Joint Tenants with Right of Survivorship and Not as Community Property or Tenants in Common

  
James Verl McDermott

  
Laurence Charles Johnson, Jr.

Dated 7/12/17

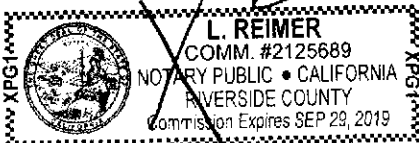
G.P. Anacortes, LLC

By: Russell Lindquist, Manager

STATE OF CA  
COUNTY OF Riverside } SS:

I certify that I know or have satisfactory evidence that Russell Lindquist is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Manager of GP Anacortes, LLC. to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7-12-17



Guardian Northwest Title

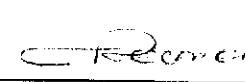
  
Notary Public in and for the State of CA  
Residing at LA Quinta  
My appointment expires: 9-29-19

EXHIBIT 'A'

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: Aviation 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 AS FOLLOWS:

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

L. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes  
And: Yosemite Management Group LLC, et al  
Dated: May 26, 2005  
Recorded: May 5, 2006  
Auditor's No.: 200605050081  
Regarding: Latecomers Agreement  
Affects: Includes other property