

When recorded return to:  
Richard K. Krizanich and Lyn A. Krizanich  
1415 2nd Ave #2302  
Seattle, WA 98101



**201906280139**

06/28/2019 02:36 PM Pages: 1 of 6 Fees: \$104.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038418

**CHICAGO TITLE**

W20038418

### 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 Richard K. Krizanich and Lyn A. Krizanich, a married couple

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

Lot 16, PLAT OF SAN JUAN PASSAGE PHASE V, as recorded under Auditor's File No.  
201402140089, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P131394 / 6010-000-000-0016

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20192649  
JUN 28 2019

Amount Paid \$ 21,345.00  
Skagit Co. Treasurer  
By *BT* Deputy

## STATUTORY WARRANTY DEED

(continued)

Dated: June 22, 2019

G.P. Anacortes, LLC

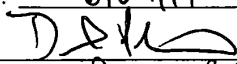
BY: 

Gilbane Development Company its Manager  
By Matthew P. Lawrence  
Senior Vice President of Gilbane  
Development Company

State of Rhode Island  
County of Providence

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, on oath stated that he was authorized to execute this instrument and acknowledged it as Senior Vice President of Gilbane Development Company, Manager of G.P. Anacortes, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/24/19

  
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 1:  
  
 Recording No: 20081120099
  
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;

**EXHIBIT "A"**

Exceptions  
(continued)

Recorded: July 24, 2018  
Auditor's No(s): 201807240027, records of Skagit County, Washington  
Executed By: GP Anacortes, LLC

Said covenants, conditions and restrictions replace and supercede

Recording Nos.: 200811260100 and 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

13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants

**EXHIBIT "A"**Exceptions  
(continued)

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 SAN JUAN PASSAGE PHASE IV:

Recording No: 201212260122

14. 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 V:

Recording No: 201402140089

15. 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.
16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
17. Dues, charges and assessments, if any levied by San Juan Passage Homeowners Association
18. City, county or local improvement district assessments, if any.
19. Assessments, if any, levied by Anacortes.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 31, 2019  
between Richard Keith Krizanich Lyn Ann Krizanich ("Buyer")  
Buyer Buyer  
and G. P. Anacortes, LLC ("Seller")  
Seller Seller  
concerning 4612 Cutter Drive Anacortes WA 98221 (the "Property")  
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign  
Richard Keith Krizanich 05/31/2019  
Buyer 12:50:09 PM PDT Date

Authentisign  
Lyn Ann Krizanich 05/31/2019  
Buyer 12:50:09 PM PDT Date

Authentisign  
G.P. Anacortes, LLC by Gilbane Development Co., Mgr. M. Lawrence 05/31/2019  
Seller 5/31/2019 3:26:40 PM PDT Date

Seller Date