

When recorded return to:
Steven F. Lieberg and Linda A Lieberg
4520 Clipper Drive
Anacortes, WA 98221



201109270161
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO Box 638
Mount Vernon, WA 98273

Escrow No.: 620012518

CHICAGO TITLE

620012518

STATUTORY WARRANTY DEED

THE GRANTOR(S) G.P. ANACORTES LLC, a Rhode Island LLC

for and in consideration of Ten And No/100 Dollars (\$10.00) Ten Dollars and other valuable consideration

in hand paid, conveys, and warrants to Steven F. Lieberg and Linda A. Lieberg, husband and wife

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

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

Abbreviated Legal: LOT 36 San Juan Passage Phase 1

Tax Parcel Number(s): P128099, 4974-000-036-0000

Subject to: Covenants, conditions, restrictions and easements of record:

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

Dated: September 21 2011

G.P. ANACORTES LLC

BY: Gilbane Development Company, its Manager

By: Matthew P. Lawrence
Senior Vice President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20112886

SEP 27 2011

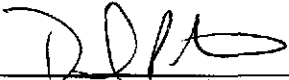
Amount Paid \$ 11,397.
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

State of _____
County of PROVIDENCE

I certify that I know or have satisfactory evidence that
MATTHEW LANSBURY
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 of to be the free and voluntary act of such party for the uses
and purposes mentioned in the instrument.

Dated: 9/20/11


Name: DANIEL P. STEVENSON
Notary Public in and for the State of _____
Residing at: CUMBSTON RI
My appointment expires: 3/11/12

DANIEL P. STEVENSON
Notary Public
State of Rhode Island
My Commission Expires 03/11/2012



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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P128099
Tax Map ID(s): 4974-000-036-0000

Lot 36, PLAT OF SAN JUAN PASSAGE, PHASE I, as recorded under Auditor's File No. 200811260099, records of Skagit County, Washington.

Together with that portion of Tract B of said plat described as follows:

Beginning at the Southwest corner of Lot 36 as shown on said plat, thence South 31°13'22" East along the extension of the West line lot 36, a distance of 8.71 feet to the intersection with the Northerly margin of Clipper Drive as shown on said plat;
Thence North 58°50'30" East along said Northerly margin, a distance of 39.39 feet to the intersection with a non-tangent curve to the left whose radius point bears South 51°54'42" East 10.00 feet;
Thence Northwesterly along said curve through a central angle of 83°13'47", an arc distance of 14.53 feet;
Thence South 58°41'14" West, a distance of 29.44 feet to the point of beginning.

Situated in Skagit County, Washington



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EXHIBIT "B"
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. Native Growth Protection Easement, including the terms and conditions thereof, granted by
instrument(s);
Recorded: May 24, 2011
Auditor's No(s): 201105240061, records of Skagit County, Washington
Grantor: GP Anacortes, LLC
Grantee: City of Anacortes
7. 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



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EXHIBIT "B"

Exceptions

8. 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;
Recorded: November 26, 2008
Auditor's No(s): 200811260100, records of Skagit County, Washington
Executed By: GP Anacortes, LLC
9. Dues, charges and assessments, if any levied by San Juan Passage Homeowners Association
10. Liability to future assessments, if any, levied by the City of Anacortes.
11. City, county or local improvement district assessments, if any.

Skagit County Right to Farm Ordinance

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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