



201203300156
Skagit County Auditor

3/30/2012 Page 1 of 4 3:49PM

When recorded return to:
Kastriades Trust dated July 1, 2002
4520 Schooner Drive
Anacortes, WA 98221

Recorded at the request of:

File Number: A102874

Statutory Warranty Deed

A102874

SEE NEXT PAGE FOR ORIGINAL SIGNATURE

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR G.P. Anacortes, LLC, a Rhode Island LLC for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Paul C. Kastriades and Patricia A. Kastriades, Trustees of the Kastriades Trust dated July 1, 2002 the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 94, "PLAT OF SAN JUAN PASSAGE, PHASE 1"

Tax Parcel Number(s): P128112, 4974-000-094-0000

Lot 94, "PLAT OF SAN JUAN PASSAGE, PHASE 1", as recorded under Auditor's File No. 200811260099, 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

Dated 3/16/2012

G.P. Anacortes, LLC

By: Matthew P. Lawrence, Chief Financial Officer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012888

MAR 30 2012

Amount Paid \$ 10,578.20
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Rhode Island)
COUNTY OF PROVIDENCE) SS:

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 and acknowledged it as the Chief Financial Officer of G.P. Anacortes, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3/22/12

Notary Public in and for the State of Rhode Island
Residing at CUMBORGAN, RI
My appointment expires: 3/11/16

DANIEL P. STEVENSON
NOTARY PUBLIC
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES 03/11/2016

When recorded return to:
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4520 Schooner Drive
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Statutory Warranty Deed

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Abbreviated Legal:
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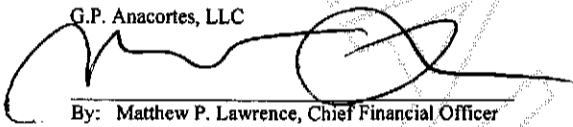
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Dated 3/16/2012

G.P. Anacortes, LLC



By: Matthew P. Lawrence, Chief Financial Officer

STATE OF Rhode Island
COUNTY OF PROVIDENCE SS:

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 and acknowledged it as the Chief Financial Officer of G.P. Anacortes, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3/22/12 DPS

Notary Public in and for the State of Rhode Island
Residing at CUMBRIDGE, RI
My appointment expires: 3/1/16

DANIEL P. STEVENSON
NOTARY PUBLIC
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES 03/1/16



LPB.10-05(-1)
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EXHIBIT A

EXCEPTIONS:

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 Tracts Q and P of said plat

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The Port of Anacortes
Recorded: September 15, 2006
Auditor's No. 200609150177
Purpose: Avigation 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. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: San Juan Passage Phase I
Recorded: November 26, 2008
Auditor's No.: 200811260099



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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. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING 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.



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