



201211280148  
Skagit County Auditor

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When recorded return to:  
Jeanne O'Connor, trustee of the Jeanne O'Connor  
Living Trust under the Agreement dated  
09/12/2012, and Successors  
4606 Schooner Drive  
Anacortes, WA 98221

Filed for record at the request of:



425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620015356

CHICAGO TITLE  
620015356

**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 Jeanne O'Connor, trustee of the Jeanne O'Connor Living Trust  
under the Agreement dated 09/12/2012, and Successors

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

Lot 91, PLAT OF SAN JUAN PASSAGE, PHASE 1, as recorded under Auditor's File No.  
200811260099, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P128109, 4974-000-091-0000

Subject to:

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

Dated: November 20, 2012

GP Anacortes LLC

BY:

Matthew Lawrence  
Senior Vice President of Gilbane Development Company, The Manager of GP  
Anacortes, LLC

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20123785  
NOV 28 2012

Amount Paid \$ 9439.<sup>00</sup>  
Skagit Co. Treasurer  
By Deputy

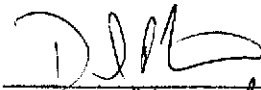
STATUTORY WARRANTY DEED  
(continued)

State of RI  
County of PROVIDENCE

I certify that I know or have satisfactory evidence that MATHEW LAWRENCE

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 Senior Vice President of Gilbane Development Company, The Manager of GP Anaçortes LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/27/12



Name: DANIEL P. STEVENSON  
Notary Public in and for the State of RI  
Residing at: WATERLOO RI  
My appointment expires: 3/11/16

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



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**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 I:  
  
Recording No: 200811260099, records of Skagit County, WA
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;  
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. 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.
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.



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**EXHIBIT "A"**

**Exceptions**

**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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