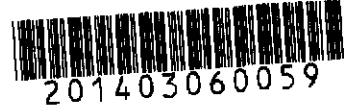


When recorded return to:
Timothy H. Kiehl and Jill A. Kiehl
1331 South Cherokee Avenue
Bartlesville, OK 74003

Recorded at the request of:

File Number: A107071



Skagit County Auditor
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1 of 4 3:22PM \$75.00

Statutory Warranty Deed

A107071-1
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 Timothy H. Kiehl and Jill A. Kiehl, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 10, San Juan Passage Phase IV

Tax Parcel Number(s): P131393, 6010-000-000-0010

Lot 10, "PLAT OF SAN JUAN PASSAGE, PHASE IV", as recorded under Auditor's File No. 201212260122, records of Skagit County, Washington, EXCEPT the West 2.00 feet.

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 2/26/2014

G.P. Anacortes, LLC

By: Gilbane Development Company, Manager
By: Matthew P. Lawrence, Senior Vice President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014714
MAR 06 2014

Amount Paid \$ 15,491.⁰⁰
Skagit Co. Treasurer
By *mem* 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 Senior Vice President of Gilbane Development Company, Manager 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: 2/27/14

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

DANIEL P. STEVENSON
NOTARY PUBLIC
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES 3/1/2016

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 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



201403060059

Skagit County Auditor

\$75.00

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3:22PM

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.

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

Name: Plat of San Juan Passage Phase II
Recorded: May 2, 2011
Auditor's No.: 201105020052

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

Name: Plat of San Juan Passage Phase III
Recorded: December 8, 2011
Auditor's No.: 201112080064



201403060059

K. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: San Juan Passage Phase IV
Recorded: December 26, 2012
Auditor's No.: 201212260122

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

M. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: San Juan Passage Homeowners Association
Recorded: November 14, 2013
Auditor's No. 201311140049
Purpose: Drainage
Area Affected: Portion of real estate under search

N. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 201402250037.

