



201411120096

When recorded return to:
George A. LeBlanc and Pamela M. LeBlanc
4716 Schooner Drive
Anacortes, WA 98221

Skagit County Auditor \$75.00
11/12/2014 Page 1 of 4 3:25PM

Recorded at the request of:
Guardian Northwest Title
File Number: A107977

Statutory Warranty Deed

A107977-1
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 George A. LeBlanc and Pamela M. LeBlanc, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 84 and Ptn. of Lots 83 and 85 San Juan Passage Div. #4

Tax Parcel Number(s): P131420, 6010-000-000-0084

Lot 84, SAN JUAN PASSAGE PHASE IV as recorded under Auditor's File No. 201212260122, records of Skagit County, Washington

TOGETHER WITH the East 1.00 feet of Lot 83, SAN JUAN PASSAGE PHASE IV, as recorded under Auditor's File No. 201212260122, records of Skagit County, Washington.

ALSO TOGETHER WITH the West 1.25 feet of Lot 85, SAN JUAN PASSAGE PHASE IV, as recorded under Auditor's File No. 201212260122, 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 10/22/2014

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 4263
NOV 12 2014

G.P. Anacortes, LLC

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

Amount Paid \$ 11,130.00
Skagit Co. Treasurer
By: lrb 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: 10/22/14

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

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

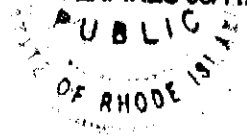


EXHIBIT A

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



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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.: 201105240064
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



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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. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 201409110051.

Said instrument is a re-recording of instrument recorded under Auditor's File No. 201405120169.

N. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Boundary Line Adjustment Survey
Recorded: May 12, 2004
Auditor's No.: 201405120171

