

When recorded return to:
Jason R. Owens and Emily Owens
4720 Schooner Drive
Anacortes, WA 98221



Skagit County Auditor \$78.00
6/7/2016 Page 1 of 6 1:44PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027148

CHICAGO TITLE
620027148

STATUTORY WARRANTY DEED

THE GRANTOR(S) G.P. 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 Jason R. Owens and Emily Owens, a married couple
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: (Required if full legal not inserted above.)

Lot(s): PTN 83 SAN JUAN PASSAGE PH IV Tax/Map ID(s):

Tax Parcel Number(s): P131419 / 6010-000-000-0083,

Subject to:

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

Dated: May 31, 2016

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20162311
JUN 07 2016

Amount Paid \$12,109.00
Skagit Co. Treasurer:
By *nm* Deput:

STATUTORY WARRANTY DEED
(continued)

G.P. Anacortes, LLC, A Rhode Island Limited Liability Company

BY: [Signature]

Gilbane Development Company its Manager
By Matthew P. Lawrence
Senior Vice President of Gilbane Development Company

State of RI
COUNTY of Lawrence

I certify that I know or have satisfactory evidence that MATTHEW 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 SR VP / CFO of GP ANACORTES, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/3/16

[Signature]
Name: Daniel P. Stevenson
Notary Public in and for the State of RI
Residing at: CUMBESILLANS, RI
My appointment expires: 3/11/20

DANIEL P. STEVENSON
NOTARY PUBLIC
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES 03/11/2020
ID #: 52988

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P131419 / 6010-000-000-0083

Lot 83, PLAT OF SAN JUAN PASSAGE, PHASE IV, as recorded under Auditor's File No. 201212260122, records of Skagit County, Washington.

EXCEPT the East 1.00 feet of said Lot 83.

Situated in Skagit County, Washington.

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. 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 1:

Recording No: 200811260099
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

EXHIBIT "B"

Exceptions (continued)

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. Preliminary Plat Approval Facts and Findings

Recording Date: November 25, 2008

Recording No.: 200811250001

9. Memorandum of Understanding Concerning Design and Construction of the Intersection of Edwards Way and Oakes Avenue

Recording Date: November 25, 2008

Recording No.: 200811250002

10. 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 II:

Recording No: 201105020052

11. Native Protection Easement Agreement and the terms and conditions thereof

Recording Date: May 24, 2011

Recording No.: 201105240061

12. 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 III:

Recording No: 201112080064

EXHIBIT "B"

Exceptions (continued)

13. 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 IV.

Recording No: 201212260122

14. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 San Juan Passage Boundary Line Adjustment #4 Survey:

Recording No: 201405120171

15. Quit Claim Deed Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: September 11, 2014

Recording No.: 201409110051 being a re-recording of 201405120169

16. 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.
17. Dues, charges and assessments, if any levied by San Juan Passage Homeowners Association
18. Liability to future assessments, if any, levied by the City of Anacortes.
19. City, county or local improvement district assessments, if any.