

When recorded return to:  
Thomas Titus and Kim Titus  
15751 North Deception Shores Drive  
Anacortes, WA 98221



201104280053  
Skagit County Auditor

4/28/2011 Page 1 of 9 1:42PM

Filed for record at the request of:



425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620012933

POOR ORIGINAL

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Rebecca A. Hall, a married woman as her separate estate and Jeffrey P. Heilman, a married man as his separate estate and Matt Brown and Kathleen A. Brown, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Thomas Titus and Kim L Titus, husband and wife

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

Lot 17, DECEPTION SHORES PLANNED UNIT DEVELOPMENT, according to the plat thereof recorded September 10, 2001, under Auditor's File No. 200109100117, records of Skagit County, Washington; situate in a portion of Government Lots 3, 4, 5 and 6, Section 24, Township 34 North, Range 1 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P118310, 4780-000-017-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620012933, which is attached hereto and made a part hereof; and Skagit County Right To Farm Ordinance, which is attached.

Dated: April 22, 2011

Rebecca A. Hall

\_\_\_\_\_  
Jeffrey P. Heilman

\_\_\_\_\_  
Matt Brown

\_\_\_\_\_  
Kathleen A. Brown

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 1241

APR 28 2011

Amount Paid \$ 4188.<sup>00</sup>  
By Deputy

State of Washington

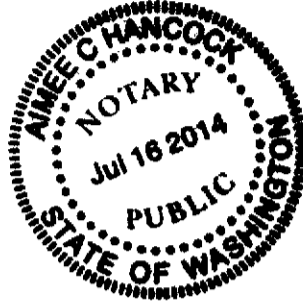
County of Kitsap

I certify that I know or have satisfactory evidence that Rebecca A. Hall is the person(s) who appeared before me, and said person(s) acknowledged that she signed this of instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/27/11

Name: Aimee C Hancock  
Notary Public in and for the State of Washington,  
Residing at: Louisbo, WA

My appointment expires: 7-16-14



State of Oregon

County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that Jeffrey P. Heilman is the person(s) who appeared before me, and said person(s) acknowledged that he signed this of instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of Oregon,  
Residing at: \_\_\_\_\_

My appointment expires: \_\_\_\_\_

State of Washington

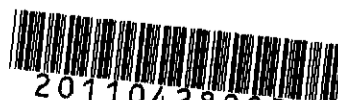
County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that Matt Brown and Kathleen A. Brown are the person(s) who appeared before me, and said person(s) acknowledged that they signed this of instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of Washington,  
Residing at: \_\_\_\_\_

My appointment expires: \_\_\_\_\_



**When recorded return to:**  
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Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE  
COMPANY**

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620012933

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Jeffrey P. Heilman

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Matt Brown

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Kathleen A. Brown



201104280053  
Skagit County Auditor

State of Washington

County of \_\_\_\_\_

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Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of Washington,  
Residing at: \_\_\_\_\_

My appointment expires: \_\_\_\_\_

State of Oregon

County of Multnomah

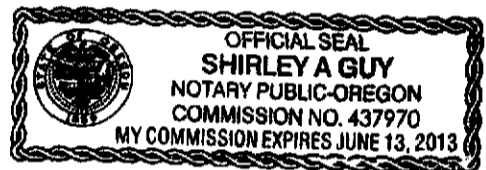
I certify that I know or have satisfactory evidence that Jeffrey P. Heilman is the person(s) who appeared before me, and said person(s) acknowledged that he signed this of instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-27-11

Shirley A Guy  
Name: \_\_\_\_\_

Notary Public in and for the State of Oregon,  
Residing at: \_\_\_\_\_

My appointment expires: 6/13/13



State of Washington

County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that Matt Brown and Kathleen A. Brown are the person(s) who appeared before me, and said person(s) acknowledged that they signed this of instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of Washington,  
Residing at: \_\_\_\_\_

My appointment expires: \_\_\_\_\_



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Filed for record at the request of:



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Jeffrey P. Heilman

  
\_\_\_\_\_  
Matt Brown

  
\_\_\_\_\_  
Kathleen A. Brown



State of Washington

County of Skagit

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Dated: ap

Name:  
Notary Public in and for the State of Washington,  
Residing at: \_\_\_\_\_

My appointment expires: \_\_\_\_\_

State of Oregon

County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that Jeffrey P. Heilman is the person(s) who appeared before me, and said person(s) acknowledged that he signed this of instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name:  
Notary Public in and for the State of Oregon,  
Residing at: \_\_\_\_\_

My appointment expires: \_\_\_\_\_

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Matt Brown and Kathleen A. Brown are the person(s) who appeared before me, and said person(s) acknowledged that they signed this of instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 26 2011  
Martin E. Lehr

Name: MARTIN E. LEHR  
Notary Public in and for the State of Washington,  
Residing at: LA CONNER WIL 98257

My appointment expires: 2-9-15



SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agriculture 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 agriculture operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



**SCHEDULE "B"**

**SPECIAL EXCEPTIONS**

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 24, 1925  
Auditor's No(s): 187590, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 1, 1955  
Auditor's No(s): 523434, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
  
3. The right to use a 50 foot strip of land running across the Northwesterly portion of the subject property for road purposes and utilities as granted to various property owners in Government Lots 3, 4 and 5, in Section 24, Township 34 North, Range 1 East of the Willamette Meridian, in instruments under Auditor's File Nos. 550936, 612026, 625085, 637331,, 660749, 704373, and 9806230097, and as reserved in instruments under Auditor's No. 66074, all instruments executed by E.C. Heilman and Amelia Heilman, his wife etal.  
  
Amended by instrument(s):  
Recorded: July 11, 2000  
Auditor's No(s): 200007110058, records of Skagit County, Washington
  
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: May 8, 1957  
Auditor's No(s): 551047, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
  
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 10, 1959  
Auditor's No(s): 584155, records of Skagit County, Washington  
In favor of: West Coast Telephone Company  
For: Telephone communication pole line
  
6. Right to enter said premises and to cut, top and/or trim any and all brush or trees within 25 feet of grantee's electric line centerline, including terms and provisions therein, granted by instrument  
Recorded: November 23, 1965  
Auditor's No.: 674970, records of Skagit County, Washington
  
7. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 21, 1989  
Auditor's No(s): 8903210035, records of Skagit County, Washington  
In favor of: Goodyear Nelson Hardwood Lumber Co., Inc.  
For: Ingress and egress
  
8. Easement, including the terms and conditions thereof, reserved by instrument(s);  
Recorded: May 5, 1989  
Auditor's No(s): 8905050006, records of Skagit County, Washington  
In favor of: Richard H. Wakefield and Grace G. Wakefield, husband and wife  
For: Ingress, egress and utilities
  
9. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;



Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington  
Recorded: April 14, 1921  
Auditor's No.: 149313, records of Skagit County, Washington  
Affects: Tidelands

10. Agreement, including the terms and conditions thereof, entered into;  
By: E. C. Heilman and Amelia Heilman, husband and wife  
And Between: Puget Sound Power & Light Company  
Recorded: February 7, 1956  
Auditor's No.: 531365, records of Skagit County, Washington  
Providing: For the grubbing of stumps
11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: April 4, 1958  
Auditor's No(s): 563759, records of Skagit County, Washington  
Imposed By: Quiet Cove Community, Inc.
12. Provision contained in deed executed by E. C. Heilman and Amelia Heilman, husband and wife, (and various other instruments of record)  
Recorded: August 14, 1962  
Auditor's No.: 625085, records of Skagit County, Washington  
As follows Subject to the right of the grantor to convey all easements described above to Skagit County for road purposes.
13. Public or private easements, if any, lying within vacated Peoria Avenue.
14. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: March 25, 1957  
Auditor's No(s): 549053, records of Skagit County, Washington  
Executed By: E.C. Heilman and Emelia Heilman, husband and wife  
  
Amended by instrument(s):  
Recorded: June 15, 1959  
Auditor's No(s): 581813, records of Skagit County, Washington
15. Provision contained in deed executed by E. C. Heilman and Amelia Heilman, husband and wife, affecting easements set forth in the caption herein,  
Recorded: November 21, 1977  
Auditor's No.: 869037, records of Skagit County, Washington  
As follows:  
  
Subject to the right of the grantor to convey all easements described above to Skagit County for road purposes.
16. 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 DECEPTION SHORES PLANNED UNIT DEVELOPMENT:  
  
Recording No: 200109100117
17. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, 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: September 10, 2001  
Auditor's No(s): 200109100116, records of Skagit County, Washington  
Executed By: Heilman Heritage Group

Amended by instrument(s):  
Recorded: January 8, 2004  
Auditor's No(s): 200401080043, records of Skagit County, Washington

18. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: September 10, 2001  
Auditor's No(s): 200109100116, records of Skagit County, Washington  
Imposed By: Deception Shores Community Association
  
19. Agreement and Easement, including the terms and conditions thereof; entered into;  
By: Deception Shores Community Association  
And Between: Ron Rennebohm and Darla Rennebohm, husband and wife  
Recorded: February 6, 2004  
Auditor's No.: 200402060137, records of Skagit County, Washington  
Providing: A right of access, ingress and egress over Deception Shores PUD - single-family residential private road right-of-way for usage
  
20. Agreement and Easement, including the terms and conditions thereof; entered into;  
By: Ron Rennebohm and Darla Rennebohm, husband and wife  
And Between: Deception Shores Community Association  
Recorded: February 6, 2004  
Auditor's No.: 200402060138, records of Skagit County, Washington  
Providing: Pedestrian easement for access to Deception Pass State Park - State Route 20 and Pass Lake
  
21. Agreement and Easement, including the terms and conditions thereof; entered into;  
By: Deception Shores Community Association  
And Between: Ron Rennebohm and Darla Rennebohm, husband and wife  
Recorded: February 6, 2004  
Auditor's No.: 200402060139, records of Skagit County, Washington  
Providing: Mutual easement over and across second class tidelands
  
22. Agreement, including the terms and conditions thereof; entered into;  
By: Matthew E. Brown and Kathleen A. Brown, husband and wife;  
Rebecca Anne Hall, individually; and Jeffrey P. Heilman, individually  
And Between: Ron Rennebohm and Darla Rennebohm, husband and wife  
Recorded: February 24, 2004  
Auditor's No.: 200402240092, records of Skagit County, Washington  
Providing: Water use and connection agreement to the Deception Shores Planned Unit Development Water System
  
23. Terms, conditions, and restrictions of that instrument entitled Affidavit of Minor Correction of Survey;  
Recorded: December 16, 2005  
Auditor's No(s): 200512160072, records of Skagit County, Washington
  
24. City, county or local improvement district assessments, if any.
  
25. Dues, charges and assessments, if any, levied by Deception Shores Community Association.
  
26. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year.

