

When recorded return to:  
Randal J. Rapoza and Diane E. Rapoza  
0 Lot 3 Deming Way  
Bow, WA 98232



201110110028  
Skagit County Auditor

10/11/2011 Page 1 of 5 10:38AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

1616 Cornwall Avenue, Suite 115  
Bellingham, WA 98225

Escrow No.: 245341472

CHICAGO TITLE  
620013819

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Carolyn A. Cheney, a married woman as her sole and separate property  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration

in hand paid, conveys, and warrants to Randal J. Rapoza and Diane E. Rapoza, husband and wife,  
husband and wife

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

Lot 3, Plat of Island View Court, according to the plat thereof recorded on October 8, 2008, under  
Auditor's File No. 200810080078, records of Skagit County, Washington.

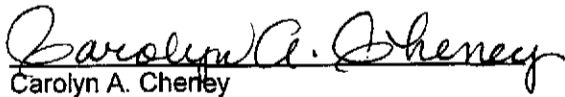
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): 4971-000-003-0000 and 4971-000-003-0100

Subject to Exhibit "A" attached hereto and by this reference made a part hereof.

Dated: October 5, 2011

  
Carolyn A. Cheney

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20113057  
OCT 11 2011

Amount Paid \$ 3921.<sup>00</sup>  
Skagit Co. Treasurer  
By *ham* Deputy

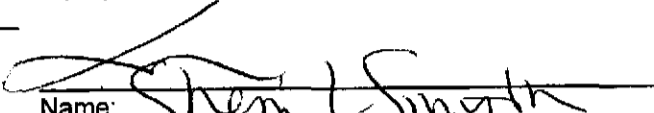
**STATUTORY WARRANTY DEED**

(continued)

State of WA  
County of King

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

Dated: 10/5/11

  
Name: Sherril L. Smyth  
Notary Public in and for the State of WA  
Residing at: Perth  
My appointment expires: 11/11/13



**Exhibit "A"**

Easement, including the terms and conditions thereof, established by instrument;

Recorded: July 28, 2000  
Dated: March 12, 2000  
Auditor's No.: 200007280008, records of Skagit County, Washington  
In favor of: Lots 1, 2, 3 and 4 of said short plat  
For: Ingress, egress, and utilities  
Affects: Easterly portion of said premises

Said easement contains, among other things, provisions for maintenance by the common users.

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: October 18, 2000  
Auditor's No(s): 200010180047, records of Skagit County, Washington  
Executed By: John G. Deming, Trustee of the E.C. Deming Living Trust

AMENDED by instrument(s):

Recorded: December 18, 2000  
Auditor's No(s): 200012180153, records of Skagit County, Washington

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: October 18, 2000  
Auditor's No(s): 200010180047, records of Skagit County, Washington  
Imposed By: John G. Deming, Trustee of the E.C. Deming Living Trust

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: March 5, 2007  
Recording No.: 200703050124

Easement Agreement and the terms and conditions thereof:

Recording Date: February 12, 2008 and April 16, 2008  
Recording No.: 200802120051 and 200804160102



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**Exhibit "A"**

Easement granted to the Pacific Telephone & Telegraph Company, by instrument recorded under Auditor's File No. 93129, records of Skagit County, Washington. Said easement is for the right to erect and maintain poles, with necessary wires and fixtures thereon.

Easement, including the terms and conditions thereof, granted by instrument(s);  
Auditor's No(s): 552973, records of Skagit County, Washington  
In favor of: Blanchard-Edison Water Association  
For: Right to construct, maintain, improve and repair access roadway to proposed water reservoir site including right of ingress and egress

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: August 17, 1998  
Recording No.: 9808170151

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 SKAGIT COUNTY SHORT PLAT NO. 97-0012:

Recording No: 200007280006

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

Protected Critical Area Easement (PCA) and the terms and conditions thereof

Recording Date: July 28, 2000  
Recording No.: 200007280007



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**Exhibit "A"**

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 ISLAND VIEW COURT:

Recording No: 200810080078

**Non-Exclusive Easement and Maintenance Declaration for Road and Infiltration Pond**

Recording Date: October 8, 2008  
Recording No.: 200810080081

**Plat Lot of Record Certification**

Recording Date: October 8, 2008  
Recording No.: 200810080079

Covenants, conditions and restrictions 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 in the document

Recording Date: October 8, 2008  
Recording No.: 200810080080

**Protected Critical Area Easement (PCA) and the terms and conditions thereof**

Recording Date: October 8, 2008  
Recording No.: 200810080082



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