



201308120139

Skagit County Auditor

\$77.00

8/12/2013 Page

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6 2:04PM

When recorded return to:

Paul Evans Miller and Brenda D'elia Miller
1107 4th Street
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620018627 ✓

CHICAGO TITLE

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kathleen A. Brown, as her separate estate, as to a portion and Kathleen A. Brown and Matthew E. Brown, wife and husband, as to the remainder

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Paul Evans Miller and Brenda D'elia Miller, husband and wife

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

Lot 5, DECEPTION PASS PLANNED UNIT DEVELOPMENT, recorded on September 10, 2001, in Skagit County as 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

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

Tax Parcel Number(s): 4780-000-005-0000, P118298

Subject to: Covenants, conditions, restrictions and easements of record:

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

Dated: August 9, 2013

Kathleen A. Brown

Kathleen A. Brown

Matthew E. Brown

Matthew E. Brown

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133211

AUG 12 2013

Amount Paid \$ 2319.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

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

Dated: August 9 2013

MARCIE K. PALECK

Marcie K Paleck

Name:

Notary Public in and for the State of Washington

Residing at: Mount Vernon WA

My appointment expires: October 15 2016

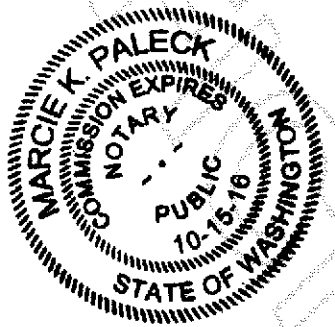


EXHIBIT "A"
Exceptions

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



EXHIBIT "A"

Exceptions (continued)

- 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, records of Skagit County, Wa
17. 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.



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EXHIBIT "A"

Exceptions (continued)

18. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 22, 2002
Auditor's No(s): 200207220174, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Lots 7, 8, 9, 10, 11, 12, and 16 and areas A, C, D and E
19. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable 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
20. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
21. Easement delineated on the face of said plat;
For: Drainage
Affects: Various lots in the plat
22. 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
23. Easement delineated on the face of said plat;
For: Utilities
Affects: Exterior 10 feet of lots adjacent to streets
24. 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 - Private road
right-of-way for single-family residential usage
25. 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
26. 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
27. 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

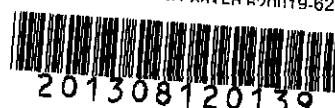


EXHIBIT "A"

Exceptions (continued)

- 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
28. Agreement and Easement, 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: Deception Shores Community Association
Recorded: February 24, 2004
Auditor's No.: 200402240093, records of Skagit County, Washington
Providing: Deception Shores Planned Unit Development Pedestrian Easement
29. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 18, 2004
Auditor's No(s): 200406180142, records of Skagit County, Washington
In favor of: Kathleen A. Brown et al
For: 10 foot waterline
Affects: Southerly 5 feet of said premises
30. 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
Recorded: August 30, 2004
Auditor's No.: 200408300334, records of Skagit County, Washington
Providing: Access Utility Easement
Affects: Northwesterly portion of Lot 12 and other property
- AMENDED by instrument(s):
Recorded: August 3, 2005 and September 21, 2005
Auditor's No(s): 200508030025 and 200509210092, records of Skagit County, Washington
31. Easement delineated on the face of said plat;
For: Ingress and egress
Affects: Northwesterly portion of said premises
32. Skagit County Planning & Development Services: Plat Lot of Record Certification

Recording Date: June 28, 2013
Recording No.: 201306280103
33. Liability to future assessments, if any, levied by Deception Shores Community Association.
34. City, county or local improvement district assessments, if any.

Skagit County Right to Farm Ordinance

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



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