



201311260026

When recorded return to:  
Terry Shaffer and Deborah Shaffer  
16388 Old School Trail Road  
Bow, WA 98232

Skagit County Auditor  
11/26/2013 Page

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\$76.00

5 11:44AM

Filed for record at the request of:

CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620020195

CHICAGO TITLE  
020020195

## STATUTORY WARRANTY DEED

THE GRANTOR(S) John G. Deming, as successor trustee of The E.C. Deming Trust, dated January 3, 1994

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

in hand paid, conveys, and warrants to Terry Shaffer, Deborah Shaffer, A Married Couple

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

Lot 1, 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): P127955 / 4971-000-001-0000, P127956 / 4971-000-001-0100

Subject to:

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

Dated: November 11, 2013

John G. Deming, as successor trustee of The E.C. Deming Trust, dated January 3, 1994

BY:

*John G. Deming*  
John G. Deming

20134781  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 26 2013

Amount Paid \$ 3565.00  
Skagit Co. Treasurer  
By MF Deputy

STATUTORY WARRANTY DEED  
(continued)

State of California

County Butte of Butte

I certify that I know or have satisfactory evidence that John G. Deming

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 Successor trustee of The E.C. Deming Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/13/2013

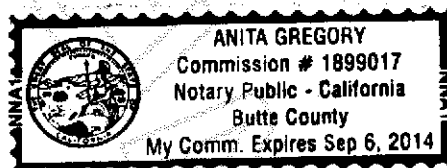


Name: Anita Gregory

Notary Public in and for the State of CA

Residing at: 1522 Arbutus Ave Chico, CA 95926

My appointment expires: 9/6/14



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**EXHIBIT "A"**  
**Exceptions**

1. 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.
2. 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
3. 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
4. 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
5. 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.
6. Protected Critical Area Easement (PCA) and the terms and conditions thereof  
  
Recording Date: July 28, 2000  
Recording No.: 200007280007
7. 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.
8. 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,



## EXHIBIT "A"

### Exceptions (continued)

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

9. 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

10. 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

11. Easement Agreement and the terms and conditions thereof:

Recording Date: February 12, 2008 and April 16, 2008

Recording No.: 200802120051 and 200804160102

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 ISLAND VIEW COURT:

Recording No: 200810080078

13. Non-Exclusive Easement and Maintenance Declaration for Road and Infiltration Pond

Recording Date: October 8, 2008

Recording No.: 200810080081

14. Plat Lot of Record Certification

Recording Date: October 8, 2008

Recording No.: 200810080079

15. 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



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## EXHIBIT "A"

Exceptions  
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 1, 2011  
Recording No.: 201109010054 being a re-recording of 201108310015

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

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

17. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by Island View Court Homeowner's Association.
19. Assessments, if any, levied by E.C. Deming Tracts Homeowners Association.
20. Assessments, if any, levied by Blanchard-Edison Water Association.

**Skagit 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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