

When recorded return to:
Peter Beck and Dawn Beck
14315 3rd Ave NW
Seattle, WA 98177



201509180097

Skagit County Auditor

\$74.00

9/18/2015 Page

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3 1:46PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620025169

CHICAGO TITLE

620025169

STATUTORY WARRANTY DEED

THE GRANTOR(S) Evangeline Deming, a single person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Peter Beck and Dawn Beck, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 4, 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): P127961 / 4971-000-004-0000.

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: September 16, 2015

Evangeline Deming

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015-5792

SEP 18 2015

Amount Paid \$ 3,298.00
Skagit Co. Treasurer

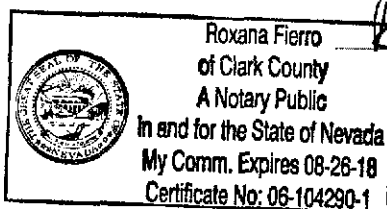
By Deputy

State of Nevada

County of Clark

I certify that I know or have satisfactory evidence that Evangeline Deming 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: 9/16/15



Name: Roxana Fierro
Notary Public in and for the State of: Nevada
Residing at: Clark
My appointment expires: 8-26-18

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, 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

EXHIBIT "A"

Exceptions (continued)

9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s):
Recorded: October 16, 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

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.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.