



201509250055

When recorded return to:
Meivin H. Damski
Damski Properties LLC
8383 Wilshire Blvd. #1000
Beverly Hills, CA 90211

Skagit County Auditor \$76.00
9/25/2015 Page 1 of 5 11:37AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245376926

CHICAGO TITLE
620025318 STATUTORY WARRANTY DEED

THE GRANTOR(S) Randal J. Rapoza and Diane E. Rapoza, husband and wife
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 Damski Properties LLC, a Washington limited liability company

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.

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

Tax Parcel Number(s): 127959, 4971-000-003-0000, 127960, 4971-000-003-0100

Dated: September 24, 2015

Randal J. Rapoza

Diane E. Rapoza

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20153897
SEP 25 2015

Amount Paid \$ 4027.⁸⁰
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

(continued)

STATE of Wa
County of Whatcom

I certify that I know or have satisfactory evidence that
Randal J. Rapoza and Diane E. Rapoza
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: 9/24/15

Tami Hackney

TAMI HACKNEY
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
04-08-2017

Name:
Notary Public in and for the State of: Wa
Residing at: Bellingham
My appointment expires: 4/8/17

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

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

Addendum to the Island View Court Declaration of Covenants, Conditions, Restrictions and Easements was recorded Aug. 31, 2011 under auditors file number 201108310015.

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

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

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