



201510160053

Skagit County Auditor \$75.00  
10/16/2015 Page 1 of 3 1:31PM

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 1 of 3 1:46PM

Filed for record at the request of:



CHICAGO TITLE

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

Re-recorded to add missing tax account  
number

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

P127962/4971-000-004-0100

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

20153792  
SEP 18 2015

Amount Paid \$3,298.00  
By Skagit Co. Treasurer  
Deputy

State of Nevada

County of Clark

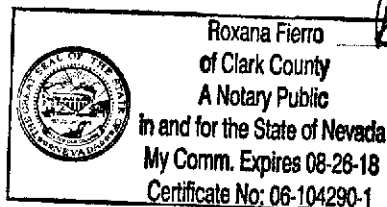
I certify that I know or have satisfactory evidence that Evangeline Deming is/are the person(s) who  
appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument  
and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20154246

OCT 16 2015

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

Amount Paid \$0  
By Skagit Co. Treasurer  
Deputy

## 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 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: 200810080076
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 201108310045
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.