

When recorded return to:

Timothy J. Haggard and Patricia L. Haggard
38852 Butterfly Dr
Yucaipa, CA 92399



201611040045

Skagit County Auditor

\$82.00

11/4/2016 Page

1 of

10 11:32AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029216

CHICAGO TITLE

620029216

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey Heilman, a married person as his separate property and Rebecca Hall, a married woman 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 Timothy J. Haggard and Patricia L. Haggard, Trustees of the Timothy J. Haggard and Patricia L. Haggard Revocable Trust Dated February 2, 2007

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

Lot 16, DECEPTION SHORES PLANNED UNIT DEVELOPMENT, according to the plat thereof recorded September 10, 2001, under 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): P118309,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20165034
NOV 04 2016

Amount Paid \$ 3289.10
Skagit Co. Treasurer
By *ham* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 26, 2016

Jeffrey Heilman

Jennifer Heilman

Rebecca Hall

Rebecca Hall

Michael Hall

Michael Hall

STATUTORY WARRANTY DEED
(continued)

State of Oregon

County of _____

I certify that I know or have satisfactory evidence that Jeffrey Heilman and Jennifer Heilman is/are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____

Notary Public in and for the State of _____

Residing at: _____

My appointment expires: _____

State of Washington

County of Kitsap

I certify that I know or have satisfactory evidence that Rebecca Hall and Michael Hall is/are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10-28-2016



Linda Spain
Name: Linda Spain


Notary Public in and for the State of Washington

Residing at: Hansville

My appointment expires: 7-19-2019

STATUTORY WARRANTY DEED
(continued)

28 9/12
Dated: October 28, 2016 *9/12*


Jeffrey Hellman


Jennifer Hellman

Rebecca Hall

Michael Hall

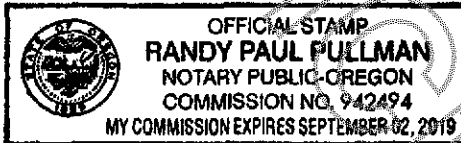
STATUTORY WARRANTY DEED
(continued)

State of Oregon

County of MULTNOMAH

I certify that I know or have satisfactory evidence that Jeffrey Heilman and Jennifer Heilman ~~is~~are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/28/2016



Randy Paul Pull
Name: RANDY PAUL PULLMAN
Notary Public in and for the State of OREGON
Residing at: ESTACADA, OR.
My appointment expires: 9/2/2019

State of Washington

County of _____

I certify that I know or have satisfactory evidence that Rebecca Hall and Michael Hall ~~is~~are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

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

EXHIBIT "A"

Exceptions (continued)

- 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
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)

EXHIBIT "A"

Exceptions (continued)

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. Hellman 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

EXHIBIT "A"

Exceptions (continued)

17. Covenants, conditions, restrictions, and easements 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: September 10, 2001
Auditor's No(s): 200109100116, records of Skagit County, Washington
Executed By: Hellman Heritage Group
- Amended by instrument(s):
Recorded: January 8, 2004
Auditor's No(s): 200401080043, records of Skagit County, Washington
18. 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
19. 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 - single-family residential Private road right-of-way for usage
20. 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
21. 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

EXHIBIT "A"

Exceptions (continued)

22. 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
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
23. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: to construct, operate maintain, repair, replace and enlarge an electric
transmission and/or distribution system
Recording Date: July 22, 2002
Recording No.: 200207220174
Affects: portion of said plat
24. Terms, conditions, and restrictions of that instrument entitled Affidavit of Minor Correction of Survey;
Recorded: December 16, 2005
Auditor's No(s): 200512160072, records of Skagit County, Washington
25. City, county or local improvement district assessments, if any.
26. Dues, charges and assessments, if any, levied by Deception Shores Community Association.