

When recorded return to:
Kerry Rye
16441 Tree Frog Lane
Bow, WA 98232



Skagit County Auditor **\$80.00**
10/23/2017 Page 1 of 7 11:44AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032711

CHICAGO TITLE
020032711

STATUTORY WARRANTY DEED

THE GRANTOR(S) Damski Properties, LLC, a Washington Limited Liability Company
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Kerry Rye, an unmarried person

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.
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P127959 / 4971-000-003-0000, P127960 / 4971-000-003-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20 174983
OCT 23 2017

Amount Paid \$ 8460
Skagit Co. Treasurer
By *AKM* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 19, 2017

Damski Properties, LLC

BY: 

Melvin H Damski
Manager

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

EXHIBIT "A"

Exceptions (continued)

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

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

EXHIBIT "A"

Exceptions
(continued)

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

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

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

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

EXHIBIT "A"

Exceptions (continued)

17. **The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.**
18. City, county or local improvement district assessments, if any.
19. Assessments, if any, levied by Island View Court Homeowner's Association.
20. Assessments, if any, levied by E.C. Deming Tracts Homeowners Association.
21. Assessments, if any, levied by Blanchard-Edison Water Association.