



**202003110102**

03/11/2020 01:29 PM Pages: 1 of 11 Fees: \$113.50  
Skagit County Auditor

When recorded return to:

Allan R. Watson, Jr. and Keying Wan  
2317 D Avenue  
Anacortes, WA 98221

**STATUTORY WARRANTY DEED**

20-4575

THE GRANTOR(S) Ivan Kaliban and Lenka Kaliban, husband and wife, GUARDIAN NORTHWEST TITLE CO.

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Allan R. Watson, Jr. and Keying Wan, husband and wife

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

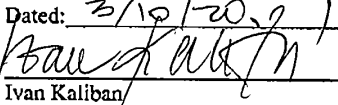
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description:

Lot 6, DECEPTION SHORES PLANNED UNIT DEVELOPMENT

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P118299; 4780-000-006-0000

Dated: 3/10/2021  
  
Ivan Kaliban

\_\_\_\_\_  
Lenka Kaliban

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 11 2020

Amount Paid \$ 3205.00  
Skagit Co. Treasurer

By  Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-4575-KS

Page 1 of 9

STATE OF WASHINGTON  
COUNTY OF SKAGIT

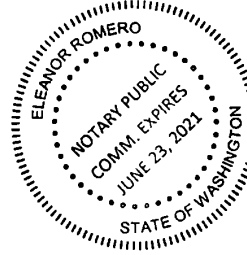
I certify that I know or have satisfactory evidence that Ivan Kaliban and ~~Lenka Kaliban~~ are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument,

Dated: 10 day of March, 2020

Eleanor Romero  
Signature

Notary  
Title

My appointment expires: 6/23/2021



When recorded return to:

Allan R. Watson, Jr. and Keying Wan  
2317 D Avenue  
Anacortes, WA 98221

### STATUTORY WARRANTY DEED

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for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Allan R. Watson, Jr. and Keying Wan, husband and wife

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Dated: 3.10.2020

Ivan Kaliban



Lenka Kaliban

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-4575-KS

Page 1 of 9

STATE OF WASHINGTON  
COUNTY OF SKAGIT

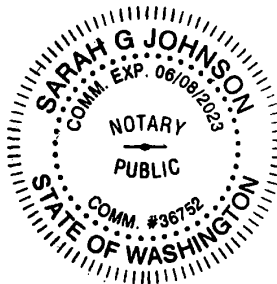
I certify that I know or have satisfactory evidence that ~~Ivan Kaliban~~ and Lenka Kaliban are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10<sup>th</sup> day of March, 2020

*Sarah G. Johnson*  
Signature

*Notary*  
Title

My appointment expires: 6-8-23



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 5410 Heilman Court, Anacortes, WA 98221

Tax Parcel Number(s):

Property Description:

Lot 6, "DECEPTION SHORES PLANNED UNIT DEVELOPMENT", according to the plat thereof recorded on September 10, 2001, under Auditor's File No. 200109100117, records of Skagit Count, Washington.

Statutory Warranty Deed  
LFB 10-05

Order No.: 20-4575-KS

Page 3 of 9

**EXHIBIT B**

20-4575-KS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

#### 10. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company

Recorded: September 24, 1925

Auditor's No.: 187590

For: Electric transmission and/or distribution line, together with necessary appurtenances

#### 11. EASEMENT AND PROVISIONS THEREIN:

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-4575-KS

Page 4 of 9

Grantee: Puget Sound Power & Light Company

Recorded: September 1, 1955

Auditor's No.: 523434

For: Electric transmission and/or distribution line, together with necessary appurtenances

12. The right to use a 50 foot strip of land running across the Northwestern 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, W.M., in instruments under Auditor's File Nos. 550936, 612026, 625085, 637331, 660749, 704373, 774714 and 9806230097.

Said easements were amended by instrument recorded under Auditor's File No. 200007110058.

13. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company

Recorded: May 8, 1957

Auditor's No.: 551047

For: Electric transmission and/or distribution line, together with necessary appurtenances

14. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: West Coast Telephone Company

Recorded: August 10, 1959

Auditor's No.: 584155

For: Telephone communication pole line

15. 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 instrument

Recorded: November 23, 1965

Auditor's No.: 674970

16. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Goodyear Nelson Hardwood Lumber Co., Inc.

Recorded: March 21, 1989

Auditor's No.: 8903210035

For: Ingress and egress

17. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Richard H. Wakefield and Grace G. Wakefield, husband and wife

Recorded: May 5, 1989

Auditor's No.: 8905050006

For: Ingress, egress and utilities

18. Exception 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

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-4575-KS

Page 5 of 9

Recorded: April 14, 1921  
Auditor's No.: 149313  
Affects: Tidelands

19. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: E.C. Heilman and Amelia Heilman, husband and wife  
And: Puget Sound Power & Light Company  
Recorded: February 7, 1956  
Auditor's No.: 531365  
Regarding: For the grubbing of stumps

20. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: March 25, 1957  
Auditor's No.: 549053  
Executed By: E.C. Heilman and Amelia Heilman, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: June 15, 1959  
Auditor's No.: 581813

21. Provision contained in deed executed by E.C. Heilman and Amelia Heilman, husband and wife, (and various other instruments of record)

Recorded: August 14, 1962  
Auditor's No.: 625085  
As Follows: Subject to the right of the grantor to convey all easements described above to Skagit County for road purposes

22. Public or private easements, if any, lying within vacated Peoria Avenue.

23. 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  
As Follows: Subject to the right of the grantor to convey all easements described above to Skagit County for road purposes.

24. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. 93-049  
Recorded: May 16, 1997  
Auditor's No.: 9705160066

25. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-4575-KS

Page 6 of 9



26. Any prohibition or limitation on the use, occupancy or improvement of the land resulting from the Rights of the Public or Riparian Owners to use any waters, which may cover the land.

27. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

28. Any adverse claim by reason of the question of location, boundary, or area of said land, which may be dependent upon the location of the line of ordinary high tide of Deception Passage.

29. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.

Recorded: July 22, 2002

Auditor's No.: 200207220174

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected: Lots 7, 8, 9, 10, 11, 12 and 16 and areas A, C, D and E

30. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: September 10, 2001

Auditor's No.: 200109100116

Executed By: Heilman Heritage Group

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: January 8, 2004

Auditor's No.: 200401080043

This Company notes a Notice of Termination of Development period for Deception Shores Planned Unit Development recorded April 28, 2017 as Auditor's File No. 201704280056.

31. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Deception Shores PUD

Recorded: September 10, 2001

Auditor's No.: 200109100117

Affidavit of Minor Correction of Survey recorded December 16, 2005 under Auditor's File No. 200512160072.

32. AGREEMENT AND EASEMENT AND THE TERMS AND PROVISIONS THEREOF:

Between: Deception Shores Community Association

And: Ron Rennebohm and Darla Rennebohm, husband and wife

Recorded: February 6, 2004

Auditor's No.: 200402060137

Regarding: A right of access, ingress and egress over Deception Shores PUD-Private road right-of-way for

Statutory Warranty Deed  
LPB 10-05

single-family residential usage

33. AGREEMENT AND EASEMENT AND THE TERMS AND PROVISIONS THEREOF:

Between: Ron Rennebohm and Darla Rennebohm, husband and wife

And: Deception Shores Community Association

Recorded: February 6, 2004

Auditor's No.: 200402060138

Regarding: Pedestrian easement for access to Deception Pass State Park-State Route 20 and Pass Lake

34. AGREEMENT AND EASEMENT AND THE TERMS AND PROVISIONS THEREOF:

Between: Deception Shores Community Association

And: Ron Rennebohm and Darla Rennebohm, husband and wife

Recorded: February 6, 2004

Auditor's No.: 200402060139

Regarding: Mutual easement over and across second class tidelands

35. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Matthew E. Brown and Kathleen A. Brown, husband and wife; Rebecca Anne Hall, individually and Jeffrey P. Heilman, individually

And: Ron Rennebohm and Darla Rennebohm, husband and wife

Recorded: February 24, 2004

Auditor's No.: 200402240092

Regarding: Water use and connection agreement to the Deception Shores Planned Unit Development Water System

Said instrument was modified by instrument recorded October 31, 2013, under Auditor's File No. 201310310071.

36. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Matthew E. Brown and Kathleen A. Brown, husband and wife; Rebecca Anne Hall, individually and Jeffrey P. Heilman, individually

And: Deception Shores Community Association

Recorded: February 24, 2004

Auditor's No.: 200402240093

Regarding: Deception Shores Planned Unit Development Pedestrian Easement

Said instrument was modified by instrument recorded August 3, 2005 and September 21, 2005, under Auditor's File No. 200508030025 and 200509210092.

37. Reservation and Grant of Waterline Easement and Covenant, and the terms and Conditions contained therein, as recorded on June 18, 2004 under Auditor's File No. 200406180142.

(Affects Lots 1, 2, 5, 6 and Common Area.)

38. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: November 15, 2016

Auditor's No.: 201611150084

Purpose: Septic System

Area Affected: As located

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-4575-KS

Page 8 of 9

39. Lot certification, including the terms and conditions thereof, recorded September 30, 2014 as Auditor's File No. 201409300098. Reference to the record being made for full particulars. The company makes no determination as to its affects.