

**When recorded return to:**  
Michael V. Nadeau and Colette Nadeau  
15690 N Deception Shores Drive  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4800

Nov 12 2020

Amount Paid \$14680.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

**CHICAGO TITLE COMPANY**  
620045100

Escrow No.: 245432703

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Rubicon I.D.C., LLC, a Washington Limited Liability Company

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 Michael V. Nadeau and Colette Nadeau, a married couple

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

LOT 26, DECEPTION SHORES PLANNED UNIT DEVELOPMENT, RECORDED ON  
SEPTEMBER 10, 2001, UNDER AUDITOR'S FILE NO. 200109100017, RECORDS OF SKAGIT  
COUNTY, WASHINGTON, SITUATE IN A PORTION OF GOVERNMENT LOTS 3, 4 5 AND 6 IN  
SECTION 24, TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON

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

Tax Parcel Number(s): P118319, 4780-000-026-0000

**STATUTORY WARRANTY DEED**  
(continued)Dated: 11/05/2020

Rubicon I.D.C., LLC.

BY: Matt LynchMatt Lynch  
MemberState of WASHINGTON  
County of WHATCOM

I certify that I know or have satisfactory evidence that Matt Lynch is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Member of Rubicon I.D.C., LLC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/05/2020Name: Kelli MoquinNotary Public in and for the State of WAResiding at: Blaine, WAMy appointment expires: 08/17/2021

## SPECIAL EXCEPTIONS

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 24, 1925

Auditor's No.: 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.: 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 No. 550936, in Auditor's File No. 612026, in Auditor's File No. 625085, in Auditor's File No. 637331, in Auditor's File No. 660749, in Auditor's File No. 704373, and in Auditor's File No. 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.: 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.: 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

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 10, 1959

Auditor's No.: 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 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.: 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.: 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.: 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)  
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.: 549053, records of Skagit County, Washington  
Executed By: E.C. Heilman and Emelia Heilman, husband and wife  
  
Amended by instrument(s):  
Recorded: June 15, 1959  
Auditor's No.: 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, statements, and other matters, 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
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.: 200109100116, records of Skagit County, Washington  
Executed By: Heilman Heritage Group  
  
Amended by instrument(s):  
Recorded: January 8, 2004  
Auditor's No.: 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.: 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 - Private road  
right-of-way for single-family residential 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
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. Agreement including the terms, covenants and provisions thereof:
- Executed by: Matthew E. Brown and Kathleen A. Brown, et al  
Providing: Deception Shores Planned Unit Development Pedestrian Easement  
Recording Date: February 24, 2004  
Recording No.: 200402240093
24. Any failure to comply with terms and conditions contained in the instrument creating the easement described as
- Purpose: Septic system  
Recording Date: November 15, 2016  
Recording No.: 201611150084
- Reference is hereby made to said document for full particulars.
25. 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
26. Terms, conditions, and restrictions of that instrument entitled Affidavit of Minor Correction of Survey;  
Recorded: December 16, 2005  
Auditor's No.: 200512160072, records of Skagit County, Washington
27. Notice of Termination of Development Period for Deception Shores Planned Unit Development
- Recording Date: 05/01/2017  
Recording No.: 201705010195
- A re-recording of 201704280056
28. Plat Lot of Record Certification including the terms, covenants and provisions thereof
- Recording Date: December 7 2006  
Recording No.: 200612070088  
Affects: Lot 26
29. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.