

When recorded return to:

Eric R. Truax and Danielle K. Truax
11313 Marine Lane
Anacortes, WA 98221

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2021-5

Jan 04 2021

Amount Paid \$3205.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620044045

Escrow No.: 245429433

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 Eric R. Truax and Danielle K. Truax, a married couple

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

Lot 21, Deception Shores Planned Unit Development, recorded 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 the County of Skagit, State of Washington

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

Tax Parcel Number(s): P118314, 4780-000-021-0000

STATUTORY WARRANTY DEED

(continued)

Dated: 12/27/2020

Rubicon I.D.C., LLC.

BY: [Signature]
Matthew Lynch
Managing MemberState of WASHINGTON
County of WHATCOM

I certify that I know or have satisfactory evidence that Matthew 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 Managing 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: 12/28/2020
[Signature]
Name: Kelli Moquin
Notary Public in and for the State of WA
Residing at: [Signature]
My appointment expires: 08/17/2021

SPECIAL EXCEPTIONS

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

Recording Date: September 24, 1925

Recording No.: 187590

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);

Recording Date: September 1, 1955

Recording No.: 523434

In favor of: Puget Sound Power & Light Company

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

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 recording number 550936, recording number 612026, recording number 625085, recording number 637331, recording number 660749, recording number 704373, and recording number 9806230097; and as reserved in instruments under recording number 66074, all instruments executed by E.C. Heilman and Amelia Heilman, his wife et. al.

Amended by instrument(s):

Recording Date: July 11, 2000

Recording No.: 200007110058

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

Recording Date: May 8, 1957

Recording No.: 551047

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);

Recording Date: August 10, 1959

Recording No.: 584155

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
- Recording Date: November 23, 1965
Recording No.: 674970
7. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recording Date: March 21, 1989
Recording No.: 8903210035
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);
- Recording Date: May 5, 1989
Recording No.: 8905050006
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
Recording Date: April 14, 1921
Recording No.: 149313
Affects: Tidelands
10. Agreement, including the terms and conditions thereof;
- Executed By: Puget Sound Power & Light Company
Recording Date: February 7, 1956
Recording No.: 531365
Providing: For the grubbing of stumps

11. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: April 4, 1958
Recording No.: 563759
- Liens and charges as set forth in the above mentioned declaration,
- Payable to: 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)
- Recording Date: August 14, 1962
Recording No.: 625085
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, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: June 25, 1957
Recording No.: 549053
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: June 15, 1959
Recording No.: 581813
15. Provision contained in deed executed by E. C. Heilman and Amelia Heilman, husband and wife, affecting easements set forth in the caption herein,
- Recording Date: November 21, 1977
Recording No.: 869037
- 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 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: September 10, 2001

Recording No.: 200109100116

Executed By: Heilman Heritage Group

Amended by instrument(s):

Recording Date: January 8, 2004

Recording No.: 200401080043

18. Liens and charges as set forth in the above mentioned declaration,

Payable to: Deception Shores Community Association

19. Agreement and Easement, including the terms and conditions thereof;

Executed By: Deception Shores Community Association

Recording Date: February 6, 2004

Recording No.: 200402060137

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;

Executed By: Deception Shores Community Association

Recording Date: February 6, 2004

Recording No.: 200402060138

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;

Executed By: Deception Shores Community Association
 Recording Date: February 6, 2004
 Recording No.: 200402060139
 Providing: Mutual easement over and across second class tidelands

22. Agreement, including the terms and conditions thereof;

Recording Date: February 24, 2004
 Recording No.: 200402240092
 Providing: Water use and connection

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. 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 Survey:

Recording No: 200512160072

27. Notice of Termination of Development Period for Deception Shores Planned Unit Development

Recording Date: 05/01/2017
 Recording No.: 201705010195

Said instrument was re-recorded on April 28, 2017 under recording number 201704280056.