

When recorded return to:

Cherie Shanks and Scott Tucker  
16441 Tree Frog Lane  
Bow, Wa. 98232

GNW 21-10396

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kerry Rye, as her separate estate

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Cherie Shanks and Scott Tucker,  
unmarried woman and unmarried man  
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 3, PLAT OF ISLAND VIEW COURT

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: P127959 4971-0000-003-000 P127960 4971-000-003-0100

Dated: 4/19/21

Kerry Rye

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1913

Apr 30 2021

Amount Paid \$12143.50  
Skagit County Treasurer  
By Heather Beauvais Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-10396-SJ

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Kerry Rye is the person who appeared before me, and said person acknowledged that he/~~she~~ signed this instrument and acknowledged it to be his/~~her~~ free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 19<sup>th</sup> day of April, 2021

Doug Clark  
Signature

Notary Public  
Title

My appointment expires: 12-15-21

Notary Public  
State of Washington  
Doug Clark  
Commission No. 196611  
Commission Expires 12-15-2021

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 16441 Tree Frog Lane, Bow, WA 98232

Tax Parcel Number: P127959 4971-000-003-0000 P127960 4971-000-003-0100

**Property Description:**

LOT 3, 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.

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**EXHIBIT B**

21-10396-SJ

1. Easement affecting a portion of subject property and for the purpose of communication lines and related facilities thereto, in favor of Whidbey Telephone Company, recorded as Auditor's File No. 93129.
2. Easement, affecting a portion of subject property for the purpose of RIGHT TO CONSTRUCT, MAINTAIN, IMPROVE AND REPAIR ACCESS ROADWAY TO RESERVOIR SITE INCLUDING RIGHT OF INGRESS AND EGRESS including terms and provisions thereof granted to BLANCHARD-EDISON WATER ASSOCIATION recorded as Auditor's File No. 552973
3. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded AUGUST 17, 1998, as Auditor's File No. 9808170151.
4. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by SKAGIT COUNTY SHORT PLAT NO. 97-0012, recorded JULY 28, 2000 as Auditor's File No. 200007280006.
5. Regulatory notice/agreement regarding PROTECTED CRITICAL AREA EASEMENT that may include covenants, conditions and restrictions affecting the subject property, recorded JULY 28, 2000 as Auditor's File No. 200007280007.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

6. Easement, affecting a portion of subject property for the purpose of INGRESS, EGRESS AND UTILITIES AFFECTS EASTERLY PORTION OF SAID PREMISES including terms and provisions thereof granted to LOTS 1, 2, 3, AND 4 OF SAID SHORT PLAT recorded JULY 28, 2000 as Auditor's File No. 200007280008
7. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by ISLAND VIEW COURT, recorded OCTOBER 8, 2008 as Auditor's File No. 200810080080.

Above covenants, conditions and restrictions were amended and recorded OCTOBER 23, 2017 as Auditor's File No. 201710230126.

8. Regulatory notice/agreement regarding JOHN G. DEMING, TRUSTEE OF THE E.C. DEMING LIVING TRUST that may include covenants, conditions and restrictions affecting the subject property, recorded OCTOBER 18, 2000 as Auditor's File No. 200010180153.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

9. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by John G. Deming, Trustee of the E.C. Deming Living Trust, recorded October 18, 2000 as Auditor's File No. 200010180047.

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Above covenants, conditions and restrictions were amended and recorded October 18, 2000 as Auditor's File No. 2000012180153.

10. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded MARCH 5, 2007, as Auditor's File No. 200703050124.

11. Regulatory notice/agreement regarding EASEMENT AGREEMENT that may include covenants, conditions and restrictions affecting the subject property, recorded FEBRUARY 12, 2008 AND APRIL 16, 2008 as Auditor's File No. 200802120051 AND 200804160102.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

12. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by PLAT OF ISLAND VIEW COURT, recorded OCTOBER 8, 2008 as Auditor's File No. 200810080078.

13. Terms and conditions of NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION FOR ROAD AND INFILTRATION POND, recorded OCTOBER 8, 2008 as Auditor's File No. 200810080081.

14. Lot certification, including the terms and conditions thereof, recorded OCTOBER 8, 2008 as Auditor's File No. 200810080081. Reference to the record being made for full particulars. The company makes no determination as to its affects.

15. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by ISLAND VIEW COURT, recorded OCTOBER 8, 2008 as Auditor's File No. 200810080080.

Above covenants, conditions and restrictions were amended and recorded AUGUST 31, 2011 as Auditor's File No. 201108310015.

16. Regulatory notice/agreement regarding PROTECTED CRITICAL AREA EASEMENT (PCA) that may include covenants, conditions and restrictions affecting the subject property, recorded OCTOBER 8, 2008 as Auditor's File No. 200810080082.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

17. Regulatory notice/agreement regarding SKAGIT COUNTY RIGHT TO MANAGE NATURAL RESOURCE LANDS DISCLOSURE that may include covenants, conditions and restrictions affecting the subject property, recorded OCTOBER 23, 2017 as Auditor's File No. 201710230127.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

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