

**When recorded return to:**  
Joseph Keith Roland, II and Mary Elizabeth H.  
Roland  
8700 NE Bothell Way #C204  
Bothell, WA 98011

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-330

Jan 28 2022

Amount Paid \$22245.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

CHICAGO TITLE COMPANY  
620050422

Escrow No.: 245447903

**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 Joseph Keith Roland, II and Mary Elizabeth H. Roland, a married couple

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

LOT 25, "DECEPTION SHORES PLANNED UNIT DEVELOPMENT", AS PER PLAT RECORDED ON SEPTEMBER 10, 2001 UNDER AUDITOR'S FILE NO. 200109100117, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P118318 / 4780-000-025-0000

Subject to:

1. 1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained

**STATUTORY WARRANTY DEED**

(continued)

by reason of such entry

Grantor: State of Washington

Recording No.: 149313

The Company makes no representations about the present ownership of these reserved and excepted interests.

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way

for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving

timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company

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

Recording Date: September 24, 1925

Recording No.: 187590

Affects: Portion of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company

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

Recording Date: September 1, 1955

Recording No.: 523434

Affects: Portion of said premises

4. Agreement and the terms and conditions thereof:

Executed by: E. C. Heilman and Amelia Heilman, husband and wife and Puget Sound Power & Light

Company

Recording Date: February 7, 1956

Recording No.: 531365

5. 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, 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: March 25, 1957

Recording No.: 549053

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 15, 1959

**STATUTORY WARRANTY DEED**  
(continued)

Recording No.: 581813

6. 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 No: 550936  
Recording No. 612026  
Recording No. 625085  
Recording No. 637331  
Recording No. 660749  
Recording No. 704373  
Recording No. 9806230097 and as reserved in instruments under Recording No. 66074, all instruments executed by E.C. Heilman and Amelia Heilman, his wife et al.  
Amended by instrument(s):  
Recorded: July 11, 2000  
Recording No.: 200007110058

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: May 8, 1957  
Recording No.: 551047  
Affects: Portion of said premises

8. 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, 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

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: West Coast Telephone Company  
Purpose: Telephone communication pole line  
Recording Date: August 10, 1959  
Recording No.: 584155  
Affects: Portion of said premises

**STATUTORY WARRANTY DEED**

(continued)

10. Provision contained in deed and the terms and conditions thereof:

Executed by: E.C. Heilman and Amelia Heilman, husband and wife

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

11. 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 and the terms and conditions thereof:

Recording Date: November 23, 1965

Recording No.: 674970

12. Provision contained in deed and the terms and conditions thereof:

Executed by: E.C. Heilman and Amelia Heilman, husband and wife

Recording Date: November 21, 1977

Recording No.: 869037

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

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Goodyear Nelson Hardwood Lumber Co., Inc.

Purpose: Ingress and egress

Recording Date: March 21, 1989

Recording No.: 8903210035

Affects: Portion of said premises

14. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Richard H. Wakefield and Grace G. Wakefield, husband and wife

Purpose: Ingress, egress and utilities

Recording Date: May 5, 1989

Recording No.: 8905050006

Affects: Portion of said premises

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

16. 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

**STATUTORY WARRANTY DEED**

(continued)

said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: September 10, 2001

Recording No.: 200109100116

The Notice of Lien of Assessments, Deceptions Shores Community Association is recorded under Recording No.

201107260070.

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 8, 2004

Recording No.: 200401080043

17. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Deception Shores Community Association

Recording Date: September 10, 2001

Recording No.: 200109100116

18. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Deception Shores Planned Unit Development:

Recording No.: 200109100117

The Affidavit of Minor Correction of Survey for the above mentioned Plat Map is recorded under Recording No.

200512160072.

The Notice of Termination of Development period for Deception Shores Planned Unit Development is recorded

under Recording No. 201704280056 and re-recorded under Recording No. 201705010195.

19. 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

20. Easement Agreement and the terms and conditions thereof:

Executed by: Deception Shores Community Association and Ron Rennebohm and Darla

**STATUTORY WARRANTY DEED**

(continued)

Rennebohm,  
husband and wife  
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

21. Easement Agreement and the terms and conditions thereof:  
Executed by: Ron Rennebohm and Darla Rennebohm, husband and wife and 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

22. Easement Agreement and the terms and conditions thereof:  
Executed by: Deception Shores Community Association and Ron Rennebohm and Darla  
Rennebohm,  
husband and wife  
Recording Date: February 6, 2004  
Recording No.: 200402060139  
Providing: Mutual easement over and across second class tidelands

23. Agreement and the terms and conditions thereof:  
Executed by: 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  
Recording Date: February 24, 2004  
Recording No.: 200402240092  
Providing: Water use and connection agreement to the Deception Shores Planned Unit  
Development  
water system

24. Agreement and the terms and conditions thereof:  
Executed by: Matthew E. Brown and Kathleen A. Brown, et al  
Recording Date: February 24, 2004  
Recording No.: 200402240093  
Providing: Deception Shores Planned Unit Development pedestrian easement

25. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a  
document:  
Purpose: Septic system  
Recording Date: November 15, 2016  
Recording No.: 201611150084  
Affects: Portion of said premises

**STATUTORY WARRANTY DEED**  
(continued)

26. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: September 28, 2018

Recording No.: 201809280119

27. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

STATUTORY WARRANTY DEED  
(continued)

Dated: 1/20/2022

Rubicon I.D.C., LLC.

BY: Matthew Lynch  
Matthew Lynch  
Managing Member

State 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: 1/20/2022  
Shay Lynn Jones  
Name: Shay Lynn Jones  
Notary Public in and for the State of WA  
Residing at: Home, WA  
My appointment expires: 4/20/23

