

**When recorded return to:**  
Michael Berg and Dorene Berg  
15728 N Deception Shores Drive  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20251458  
May 14 2025  
Amount Paid \$31860.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202  
Oak Harbor, WA 98277

Chicago Title  
Recorded: 245470825

Escrow No.: 245470825

**CT-620058434**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Troy M. Goodman and Camela T. Goodman, a married couple

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 Berg and Dorene Berg, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

LT 24, DECEPTION SHORES PLANNED UNIT DEVELOPMENT

Tax Parcel Number(s): P118317, 4780-000-024-0000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

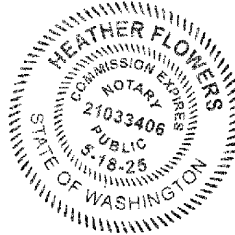
The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

## STATUTORY WARRANTY DEED

(continued)

Dated: 5/13/25Troy M. Goodman  
Troy M. GoodmanCamela T. Goodman  
Camela T. GoodmanState of WACounty of IslandThis record was acknowledged before me on 05/13/2025 by Troy M Goodman and Camela T Goodman.Heather Flowers  
(Signature of notary public)Notary Public in and for the State of WAMy commission expires: 05/18/2025

**EXHIBIT "A"**  
Legal Description

LOT 24, 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 THE COUNTY OF SKAGIT, STATE OF WASHINGTON

**EXHIBIT "B"**

## Exceptions

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 by reason of such entry

Grantor: State of Washington  
Recording No.: 149313  
Affects: Tidelands

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  
Providing: For the grubbing of stumps

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

Amended by instrument:

Recording Date: June 15, 1959  
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

**EXHIBIT "B"****Exceptions**

Recording No: 704373

Recording No: 9806230097, and as reserved in instruments under Auditor's No.

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

Auditor's No.: 200007110058, records of Skagit County, Washington

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

10. Provision contained in deed executed by E. C. Heilman and Amelia Heilman, husband and wife, (and various other instruments of record) and the terms and conditions thereof:

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

Purpose: Electric line centerline

Recording Date: November 23, 1965

Recording No.: 674970

Affects: Portion of said premises

12. 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: November 21, 1977

Recording No.: 869037

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

## EXHIBIT "B"

### Exceptions

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

Recording Date: September 10, 2001  
 Recording No.: 200109100116  
 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 Short Plat No. 93-049:  
 Recording No: 9705160066

19. 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.

20. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington corporation  
 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 premises

**EXHIBIT "B"**

## Exceptions

## 21. 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.: 200402060137

Providing: A right of access, ingress and egress over Deception Shores PUD - Private road right-of-way for single-family residential usage

## 22. 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

## 23. 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

## 24. 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 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

## 25. 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

## 26. 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

## 27. Notice of Termination of Development Period for Deception Shores Planned Unit Development and the terms and conditions thereof:

Recording Date: May 1, 2017

Recording No.: 201705010195

Said document is a re-recording of Recording No. 201704280056.

## 28. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: July 18, 2018

Recording No.: 201807180053

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

## 30. City, county or local improvement district assessments, if any.