

When recorded return to:
Daniel Seth Case and Janel Marie Case
15672 N Deception Shore Dr
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261135
Apr 17 2026
Amount Paid \$18640.00
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
620059818

Title No.: 620059818
Escrow No.: 245477960

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roland I. Mosher, Trustee of The Mosher Living Trust Dated November 18, 1980
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 Daniel Seth Case and Janel Marie Case, 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 27, DECEPTION SHORES PLANNED UNIT DEVELOPMENT, REC NO. 200109100117

Tax Parcel Number(s): P118320,
4780-000-027-0000

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: 4/13/2026

The Mosher Living Trust

BY: Roland I. Mosher
Roland I. Mosher, Trustee

State of Arizona

County of Maricopa

This record was acknowledged before me on 4-13-2026 by Roland I. Mosher as
Trustee of The Mosher Living Trust.

(Signature of notary public) Deana Lowrance
Notary Public in and for the State of AZ
My appointment expires: 4/30/28



EXHIBIT "A"
Legal Description

LOT 27, 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.

EXHIBIT "B"
Exceptions

1. 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

2. 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

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 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

4. 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

5. 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;

EXHIBIT "B"
Exceptions

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

12. 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: Quiet Cove Community, Inc.

13. 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.

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

15. 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

16. 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.

EXHIBIT "B"
Exceptions

17. 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 Deception Shores Planned Unit Development:

Recording No: 200109100117

18. 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: Hellman Heritage Group

Amended by instrument(s):

Recording Date: January 8, 2004
Recording No.: 200401080043

19. 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

20. 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

21. 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

22. 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

23. Agreement, including the terms and conditions thereof;

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

24. 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

EXHIBIT "B"
Exceptions

25. 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.

26. 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

27. 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 Survey:

Recording No: 200512160072

28. 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.

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

Recording Date: September 26, 2018
Recording No.: 201809260046

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