

**When recorded return to:**  
Matthew J. Lieske and Kimberley A. Lieske  
15681 N. Deception Shores Drive  
Anacortes, WA 98221



201302210101  
Skagit County Auditor

2/21/2013 Page 1 of 7 3:39PM

**POOR ORIGINAL**

Filed for record at the request of:



**CHICAGO TITLE  
COMPANY**

770 NE Midway Blvd., PO Box 1050  
Oak Harbor, WA 98277

Escrow No.: 245353516

CHICAGO TITLE  
620017277

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Gilbert Villarreal and Suzanne Villarreal, husband and wife

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 Matthew J. Lieske and Kimberley A. Lieske, husband and wife

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

Lot 13, DECEPTION SHORES PLANNED UNIT DEVELOPMENT, according to the plat thereof recorded September 10, 2001, under Auditor's File No. 200109100117, records of Skagit County, Washington; situate in portion of Government Lots 3, 4, 5 and 6, Section 24, Township 34 North, Range 1 East of the Willamette Meridian. Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P118306

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013587  
FEB 21 2013

Amount Paid \$ 13,355.<sup>00</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

SUBJECT TO: Exhibit A attached hereto and made a part hereof.

Dated: February 6, 2013

① *Gilbert Villarreal*  
Gilbert Villarreal

① *Suzanne Villarreal*  
Suzanne Villarreal

State of Michigan  
County of Oakland

I certify that I know or have satisfactory evidence that Gilbert Villarreal and Suzanne Villarreal are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 14, 2013

*Lindsey Grossman*  
Name: Lindsey Grossman  
Notary Public in and for the State of Michigan  
Residing at: Birmingham, Oakland County, MI  
My appointment expires: 3-27-2017

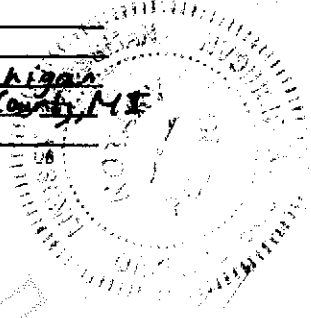


EXHIBIT A

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

Recorded: September 24, 1925  
Auditor's No(s): 187590, records of Skagit County, Washington  
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);

Recorded: September 1, 1955  
Auditor's No(s): 523434, records of Skagit County, Washington  
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 Auditor's File Nos. 550936, 612026, 625085, 637331, 660749, 704373, and 9806230097, and as reserved in instruments under Auditor's No. 66074, all instruments executed by E.C. Heilman and Amelia Heilman, his wife etal.

AMENDED by instrument(s):

Recorded: July 11, 2000  
Auditor's No(s): 200007110058, records of Skagit County, Washington

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

Recorded: May 8, 1957  
Auditor's No(s): 551047, records of Skagit County, Washington  
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);

Recorded: August 10, 1959  
Auditor's No(s): 584155, records of Skagit County, Washington  
In favor of: West Coast Telephone Company  
For: Telephone communication pole line

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

Recorded: November 23, 1965  
Auditor's No.: 674970, records of Skagit County, Washington

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

Recorded: March 21, 1989  
Auditor's No(s): 8903210035, records of Skagit County, Washington  
In favor of: Goodyear Nelson Hardwood Lumber Co., Inc.  
For: Ingress and egress



201302210101  
Skagit County Auditor

EXHIBIT A

Easement, including the terms and conditions thereof, reserved by instrument(s);  
Recorded: May 5, 1989  
Auditor's No(s): 8905050006, records of Skagit County, Washington  
In favor of: Richard H. Wakefield and Grace G. Wakefield, husband and wife  
For: Ingress, egress and utilities

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  
Recorded: April 14, 1921  
Auditor's No.: 149313, records of Skagit County, Washington  
Affects: Tidelands

Agreement, including the terms and conditions thereof, entered into;  
By: E. C. Heilman and Amelia Heilman, husband and wife  
And Between: Puget Sound Power & Light Company  
Recorded: February 7, 1956  
Auditor's No.: 531365, records of Skagit County, Washington  
Providing: For the grubbing of stumps

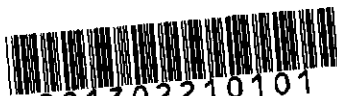
Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: April 4, 1958  
Auditor's No(s): 563759, records of Skagit County, Washington  
Imposed By: Quiet Cove Community, Inc.

Provision contained in deed executed by E. C. Heilman and Amelia Heilman, husband and wife, (and various other instruments of record)

Recorded: August 14, 1962  
Auditor's No.: 625085, records of Skagit County, Washington  
As follows: Subject to the right of the grantor to convey all easements described above to Skagit County for road purposes.

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



201302210101  
Skagit County Auditor

EXHIBIT A

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: March 25, 1957  
Auditor's No(s): 549053, records of Skagit County, Washington  
Executed By: E.C. Heilman and Emelia Heilman, husband and wife

AMENDED by instrument(s):

Recorded: June 15, 1959  
Auditor's No(s): 581813, records of Skagit County, Washington

Provision contained in deed executed by E. C. Heilman and Amelia Heilman, husband and wife, affecting easements set forth in the caption herein.

Recorded: November 21, 1977  
Auditor's No.: 869037, records of Skagit County, Washington  
As follows:

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

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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, records of Skagit County, Wa

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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

Recorded: July 22, 2002  
Auditor's No(s): 200207220174, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Lots 7, 8, 9, 10, 11, 12, and 16 and areas A, C, D and E



201302210101  
Skagit County Auditor

EXHIBIT A

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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,

Recorded: September 10, 2001  
Auditor's No(s): 200109100116, records of Skagit County, Washington  
Executed By: Heilman Heritage Group

AMENDED by instrument(s):

Recorded: January 8, 2004  
Auditor's No(s): 200401080043, records of Skagit County, Washington

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills  
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

Easement delineated on the face of said plat;

For: Drainage  
Affects: Various lots in the plat

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: September 10, 2001  
Auditor's No(s): 200109100116, records of Skagit County, Washington  
Imposed By: Deception Shores Community Association

Easement delineated on the face of said plat;

For: Utilities  
Affects: Exterior 10 feet of lots adjacent to streets

Agreement and Easement, including the terms and conditions thereof, entered into;

By: Deception Shores Community Association  
And Between: Ron Rennebohm and Darja Rennebohm, husband and wife  
Recorded: February 6, 2004  
Auditor's No.: 200402060137, records of Skagit County, Washington  
Providing: A right of access, ingress and egress over Deception Shores PUD - Private road right-of-way for single-family residential usage

Agreement and Easement, including the terms and conditions thereof, entered into;

By: Ron Rennebohm and Darja Rennebohm, husband and wife  
And Between: Deception Shores Community Association  
Recorded: February 6, 2004  
Auditor's No.: 200402060138, records of Skagit County, Washington  
Providing: Pedestrian easement for access to Deception Pass State Park - State Route 20 and Pass Lake



201302210101  
Skagit County Auditor

EXHIBIT A

Agreement and Easement, including the terms and conditions thereof, entered into;  
By: Deception Shores Community Association  
And Between: Ron Rennebohm and Darla Rennebohm, husband and wife  
Recorded: February 6, 2004  
Auditor's No.: 200402060139, records of Skagit County, Washington  
Providing: Mutual easement over and across second class tidelands

Agreement, including the terms and conditions thereof, entered into;  
By: Matthew E. Brown and Kathleen A. Brown, husband and wife; Rebecca Anne Hall,  
individually; and Jeffrey P. Heilman, individually  
And Between: Ron Rennebohm and Darla Rennebohm, husband and wife  
Recorded: February 24, 2004  
Auditor's No.: 200402240092, records of Skagit County, Washington  
Providing: Water use and connection agreement to the Deception Shores Planned Unit  
Development Water System

Agreement and Easement, including the terms and conditions thereof, entered into;  
By: Matthew E. Brown and Kathleen A. Brown, husband and wife; Rebecca Anne Hall,  
individually and Jeffrey P. Heilman, individually  
And Between: Deception Shores Community Association  
Recorded: February 24, 2004  
Auditor's No.: 200402240093, records of Skagit County, Washington  
Providing: Deception Shores Planned Unit Development Pedestrian Easement



201302210101  
Skagit County Auditor