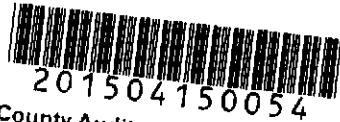


When recorded return to:  
Gunnar Hagen and Kitty Hagen  
2657 NW 87th Street  
Seattle, WA 98117



Skagit County Auditor  
4/15/2015 Page

1 of

\$77.00  
6 11:33AM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620023301

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kathleen A. Brown and Matthew E. Brown, Husband and Wife as Their separate estates

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Gunnar Hagen and Kitty Hagen, husband and wife

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

Lot 20, 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 a 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): P118313 / 4780-000-020-0000

Subject to:

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

Dated: April 14, 2015

*Kathleen A. Brown*  
Kathleen A. Brown

*Matthew E. Brown*  
Matthew E. Brown

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 1198  
APR 15 2015

Amount Paid \$ 3209.<sup>00</sup>  
Skagit Co. Treasurer  
By *Mam* Deputy

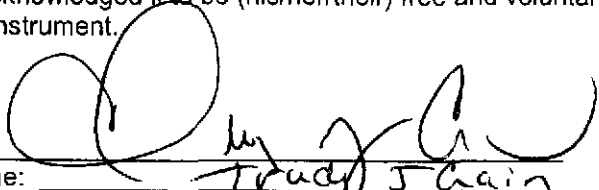
STATUTORY WARRANTY DEED

(continued)

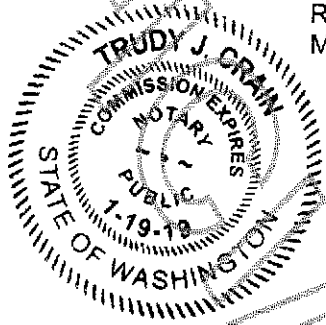
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Kathleen A Brown + Matthew E Brown  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 4-14-15



Name: Trudy J Gran  
Notary Public in and for the State of WASH  
Residing at: Orlyden  
My appointment expires: 1-19-19



ALL DOCUMENTS

## EXHIBIT "A"

### Exceptions

1. 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
2. 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
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 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
4. 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
5. 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
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  
Recorded: November 23, 1965  
Auditor's No.: 674970, records of Skagit County, Washington
7. 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
8. 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
9. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all.

## EXHIBIT "A"

### Exceptions (continued)

- 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
10. 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.: 531355, records of Skagit County, Washington  
Providing: For the grubbing of stumps
11. 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.
12. 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.
13. Public or private easements, if any, lying within vacated Peoria Avenue.
14. 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
15. 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.
16. 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

**EXHIBIT "A"**

Exceptions  
(continued)

SHORES PLANNED UNIT DEVELOPMENT:

Recording No: 200109100117

17. Covenants, conditions, restrictions, and easements 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: 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
18. 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
19. 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.: 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
20. Agreement and Easement, including the terms and conditions thereof; entered into;  
By: Ron Rennebohm and Darla 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
21. 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
22. 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
23. Terms, conditions, and restrictions of that instrument entitled Affidavit of Minor Correction of

**EXHIBIT "A"**

Exceptions  
(continued)

Survey:

Recorded: December 16, 2005

Auditor's No(s): 200512160072, records of Skagit County, Washington

24. City, county or local improvement district assessments, if any.
25. Dues, charges and assessments, if any, levied by Deception Shores Community Association.