

When recorded return to:
Yukun Du and Xiang Sun
21715 N Tall Oaks Dr
Kildeer, IL 60047



201806190037

06/19/2018 01:35 PM Pages: 1 of 8 Fees: \$106.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030678

CHICAGO TITLE
020030678

STATUTORY WARRANTY DEED

THE GRANTOR(S) Neil E. Morgan and Deborah A. Morgan, Trustees of the Morgan Family Trust dated January 27, 1999

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Yukun Du and Xiang Sun, a married couple

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

Lot 11, 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 Skagit County, Washington.

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

Tax Parcel Number(s): P118304/ 4780-000-011-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 2644
JUN 19 2018

Amount Paid \$ 3,031.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 13, 2018

Morgan Family Trust, dated January 27, 1999

BY: Neil E Morgan Trustee
Neil E. Morgan
Trustee

BY: Deborah A. Morgan Trustee
Deborah A. Morgan
Trustee

State of WA

County of SKAGIT

I certify that I know or have satisfactory evidence that Neil E Morgan
Deborah A Morgan

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Morgan Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 14, 2018

Lourea L Garka
Name: Lourea L Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

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);

EXHIBIT "A"Exceptions
(continued)

- 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 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.: 531365, 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,

EXHIBIT "A"

Exceptions
(continued)

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, 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

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

EXHIBIT "A"Exceptions
(continued)

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. 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

EXHIBIT "A"Exceptions
(continued)

Recording No.: 200402240093

24. 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.

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

Granted to: Deception Shores Community Association
Purpose: Pedestrian Easement
Recording Date: August 30, 2004
Recording No.: 200408300334
Affects: Portion of said premises

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. Terms, conditions, and restrictions of that instrument entitled Affidavit of Minor Correction of Survey;

Recorded: December 16, 2005
Auditor's No(s): 200512160072, records of Skagit County, Washington

28. Notice of Termination of Development Period for Deception Shores Planned Unit Development

Recording Date: 05/01/2017
Recording No.: 201705010195

A re-recording of 201704280056

29. City, county or local improvement district assessments, if any.

EXHIBIT "A"

Exceptions
(continued)

30. Dues, charges and assessments, if any, levied by Deception Shores Community Association.