

When recorded return to:

Rubicon IDC, LLC
PO BOX 1065
Ferndale, WA 98248

(Space above this line for Recorders use only)

02-173050-0

Land Title and Escrow

SPECIAL WARRANTY DEED

Grantor(s): Pacific Crest Realty Advisors, LLC, solely in its capacity as general receiver for Concorde Properties, Inc.

Grantee(s): Rubicon I.D.C., LLC

Abbreviated Legal: Lots 1, 2, 3, 8, 14, 21, 22, 24, 25, 26, 27 Deception Shores PUD

Additional Legal on page: See Exhibit A hereto.

Assessor's Tax Parcel No(s): 4780-000-008-0000, P118301, 4780-000-003-0000, P118296, 4780-000-002-0000, P118295, 4780-000-001-0000, P118294, 4780-000-024-0000, P118317, 4780-000-025-0000, P118318, 4780-000-026-0000, P118319, 4780-000-027-0000, P118320, 4780-000-022-0000, P118315, 4780-000-021-0000, P118314, 4780-000-014-0000, P118307

Pacific Crest Realty Advisors, LLC, a Washington limited liability company, solely in its capacity as General Receiver for Concorde Properties, Inc., a Washington corporation per Case No. 19-2-00503-29 in the Superior Court of the State of Washington in and for the County of Skagit ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, bargains, sells, and conveys to Rubicon I.D.C., LLC, the real property described in Exhibit A hereto, which is situated in the County of Skagit, State of Washington.

The Grantor, for itself and for its successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise, Grantor will forever warrant and defend the said described real estate. Without limiting the forgoing, this conveyance is subject to the exceptions set forth on Exhibit B hereto and incorporated herein by this reference.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20193560
AUG 22 2019

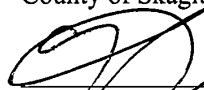
[SIGNATURE PAGE FOLLOWS]

Amount Paid \$ 21,365.00
Skagit Co. Treasurer
By HB Deputy

DATED THIS 21 DAY OF Aug, 2019

GRANTOR:

Pacific Crest Realty Advisors, LLC,
a Washington limited liability company,
solely in its capacity as General Receiver,
for Concorde Properties, Inc., a Washington
corporation per Case No.
19-2-00503-29 in the Superior Court of
the State of Washington in and for the
County of Skagit



By: Sid Constantinescu

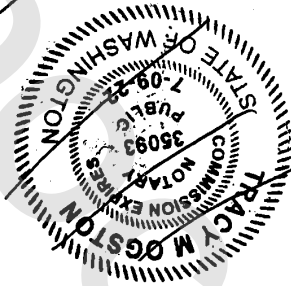
Its: Managing Member

STATE OF wa)
COUNTY OF King) ss.

(*) See Attached

I certify that I know or have satisfactory evidence that Sid Constantinescu (is/are) the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument, on oath stated that authorized to execute the instrument and acknowledge it as the of to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: August 21, 2019
[Signature]
Notary Public in and for the State of Washington
Residing at Seattle
My appointment expires: 7-9-22



State of Washington
County of King

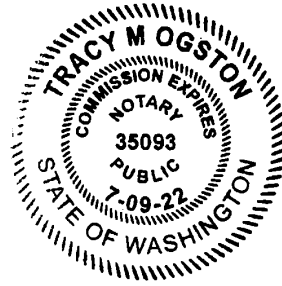
I certify that I know or have satisfactory evidence that Sid Constantinescu (is/are) the person(s) who appeared before me, and said person(s) acknowledge that (he/she/they) signed this instrument, on oath state that (he/she/they) (is/are) authorized to execute the instrument and acknowledged it as the Managing Member of Pacific Crest Realty Advisors, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: August 21, 2019



Notary Public in and for the State of Washington

My appointment expires: July 9, 2022



UNOFFICIAL DOCUMENT

EXHIBIT A**Legal Description****PARCEL "A":**

Lot 1, "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.

PARCEL "B":

Lot 2, "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.

PARCEL "C":

Lot 3, "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.

PARCEL "D":

Lot 8, "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.

PARCEL "E":

Lot 14, "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.

PARCEL "F":

Lot 21, "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.

PARCEL "G":

Lot 22, "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.

PARCEL "H":

Lot 24, "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.

PARCEL "I":

Lot 25, "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.

PARCEL "J":

Lot 26, "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.

PARCEL "K":

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**Permitted Exceptions**

- A. An easement for transmission line granted to Puget Sound Power & Light Company, a corporation, by an instrument dated September 16, 1925, filed September 24, 1925, under Auditor's File No. 187590, and recorded in Volume 137 of Deeds, page 581, reference being hereby made to the record for full particulars.
(Affects Government Lots 2, 3, 4 and 5 of Section 24, Township 34 North, Range 1 East, W.M.)
- B. Easement right for ingress and egress across the existing roadway following the general line of the telephone easement right, granted to Allan R. Ostling et ux, by an instrument dated July 16, 1951, filed July 25, 1951, under Auditor's File No. 463659, and recorded in Volume 246 of Deeds, page 264, reference being hereby made to the record for full particulars.
(Affects Government Lot 5 of Section 24, Township 34 North, Range 1 East, W.M.)
- C. An easement for transmission line granted to Puget Sound Power & Light Co., a corporation, by an instrument dated August 15, 1955, filed September 1, 1955, under Auditor's File No. 523434, and recorded in Volume 273 of Deeds, page 173, as modified by an instrument dated February 6, 1956, filed February 7, 1956, under Auditor's File No. 531365, and recorded in Volume 276 of Deeds, page 316.
(Affects the West ½ of the southwest ¼ of the Northeast ¼ and Government Lots 3, 4 and 5 of Section 24, Township 34 North, Range 1 East, W.M.)
- D. Restrictive covenants by E. C. Heilman et ux, on a portion of Government Lot 5, Section 24, Township 34 North, Range 1 East, W.M., as imposed by an instrument dated November 26, 1956, filed March 25, 1957, under Auditor's File No. 549053, and recorded in Volume 285 of Deeds, page 510, a copy of which is hereto attached and by reference made a part hereof.

NOTE: By an amendment dated March 20, 1959, recorded June 15, 1959, under Auditor's File No. 581813, Government Lot 5, EXCEPT the following property, was released from the effect of the restrictive covenants set forth as Paragraph D above:

"all of Government Lot 5 except the South 700 feet of that portion of said lot lying outside the Ostling tract, and to make said protective covenants effective as to said South 700 feet of Government Lot 5, excluding the Ostling tract. Said South 700 feet shall be measured from and parallel to the meander line of said Lot 5."

- E. An easement for transmission line granted to Puget Sound Power & Light Company, a corporation, by an instrument dated April 30, 1957, filed May 8, 1957, under Auditor's File No. 551047, reference hereby made to the record for full particulars.
(Affects Government Lot 5 in Section 24, Township 34 North, Range 1 East, W.M.)

- F. 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

- G. An easement and right of way for electric line clearing over a portion of Government Lots 3, 4 and 5 in Section 24, Township 34 North, Range 1 East, W.M., granted to Puget Sound Power & Light Company by E. C. Heilman and Ameila Heilman, husband and wife, in an instrument dated November 16, 1965, recorded November 23, 1965, under Auditor's File No. 674970, reference to the record hereby being made for full particulars.

- H. 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

- I. 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

- J. 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

- K. 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

- L. 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.

- M. 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.

- N. 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.

O. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED

Declaration Dated: August 30, 2001
 Recorded: September 10, 2001
 Auditor's No.: 200109100116
 Executed By: Heilman Heritage Group comprised of Kathleen Brown and Matt E. Brown, husband and wife, and Paul Heilman, a single person, individually and as Trustee of the Vera M. Heilman Trust UWD 2/2/91.

FIRST ADDENDUM TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS:

Recorded: January 8, 2004
 Auditor's No.: 200401080043

P. MATTERS DISCLOSED BY RECORD OF SURVEY:

Fled: September 10, 2001
 Auditor's No.: 200109100117

Note: Affidavit of Correction filed December 16, 2005, under Auditor's File No. 200512160072.

Q. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
 Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
 Area Affected: Lots 7, 8, 9, 10, 11, 12, 16 and Areas A, C, D, and E of "Deception Shores Planned Unit Development"
 Dated: --, 2002
 Recorded: July 22, 2002
 Auditor's No.: 200207220174

R. DECEPTION SHORES PLANNED UNIT DEVELOPMENT EASEMENT AGREEMENT,
AND THE TERMS AND CONDITIONS THEREOF:

By and Between: Deception Shores Community Association
And: Ron Rennebohm and Darla Rennebohm
Recorded: February 6, 2004
Auditor's No.: 200402060137

S. DECEPTION PASS STATE PARK AND PASS LAKE EASEMENT AGREEMENT, AND
THE TERMS AND CONDITIONS THEREOF:

By and Between: Ron Rennebohm and Darla Rennebohm
And: Deception Shores Community Association
Recorded: February 6, 2004
Auditor's No.: 200402060138

T. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:

By and Between: Deception shores Community Association
And: Ron Rennebohm and Darla Rennebohm
Recorded: February 6, 2004
Auditor's No.: 200402060139

U. WATER USE AND CONNECTION AGREEMENT, AND THE TERMS AND
CONDITIONS THEREOF:

By and Between: Matthew E. Brown and Kathleen A. Brown,
husband and wife; Rebecca Anne Hall, individually;
and Jeffrey P. Heilman, individually
And: Ron Rennebohm and Darla Rennebohm, husband
and wife
Recorded: February 24, 2004
Auditor's No.: 200402240092

V. DECEPTION SHORES PLANNED UNIT DEVELOPMENT PEDESTRIAN EASEMENT,
AND THE TERMS AND CONDITIONS THEREOF:

By and Between: Matthew E. Brown and Kathleen A. Brown, husband
and wife; Rebecca Anne Hall, individually; and
Jeffrey P. Heilman, individually
And: Deception Shores Community Association
Recorded: February 24, 2004
Auditor's No.: 200402240093

W. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Kathleen A. Brown, et al
Purpose: For waterline purposes
Area Affected: Easterly five (5) feet of Lot 1
Dated: June 14, 2004
Recorded: June 18, 2004
Auditor's No.: 200406180142

X. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Kathleen Brown and Matthew E. Brown, wife and
husband; Rebecca Anne Hall, a married person as
to her separate estate; and Jeffrey P. Heilman, a
married person
Purpose/Area Affected: a.) For driveway access, ingress, egress and
utilities over, across and under Lot 11 for the benefit
of Lot 12.
b.) Developer does hereby grant, reserve for utility
purposes for the benefit of the adjacent property
lying Southwesterly of Deception Shores PUD,
being Lot 1, Short Plat No. 93-049 recorded under
Auditor's File No. 9705160066.
c.) The State of Washington is hereby granted an
easement for ingress and egress over that portion of
Lot 11 and Lot 12, for emergency access and official
business by the Deception Pass State Park staff
and/or employees and not for public access.
Dated: August 27, 2004
Recorded: August 30, 2004
Auditor's No.: 200408300334

X. (continued):

FIRST AMENDMENT TO EASEMENT:

Recorded: August 3, 2005
Auditor's No.: 200508030025

SECOND AMENDMENT TO EASEMENT:

Recorded: September 21, 2005
Auditor's No.: 200509210092

Y. NOTICE OF TERMINATION OF DEVELOPMENT PERIOD FOR DECEPTION SHORES
PLANNED UNIT DEVELOPMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Kathleen A. Brown
And: Matthew E. Brown
Dated: April 25, 2017
Recorded: May 1, 2017
Auditor's No.: 201705010195

Said instrument is a re-record of Auditor's File No. 201704280056.

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

AA. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: July 18, 2018
Auditor's File No.: 201807180053

BB. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: September 28, 2018
Auditor's File No.: 201809280119

CC. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: September 26, 2018
Auditor's File No.: 201809260046