

202302240014

02/24/2023 09:29 AM Pages: 1 of 8 Fees: \$210.50  
Skagit County Auditor, WA

**When recorded return to:**

Troy M. Goodman and Camela T. Goodman  
5665 Campbell Lake Road  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235564

Feb 24 2023

Amount Paid \$25760.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245455675

**CHICAGO TITLE COMPANY**  
**620053070**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Rubicon I.D.C., LLC, a Washington limited liability company

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 Troy M. Goodman and Camela T. Goodman, 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.)

Tax/Map ID(s): LT 24, DECEPTION SHORES PLANNED UNIT DEVELOPMENT

Tax Parcel Number(s): P118317 / 4780-000-024-0000,

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 2-23-2023

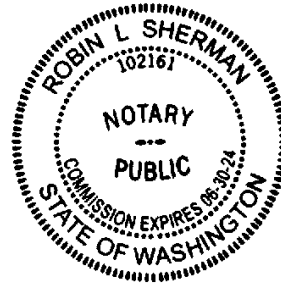
Rubicon I.D.C., LLC.

BY: *Matthew Lynch*  
Matthew Lynch  
Managing Member

State of WASHINGTON  
County of WHATCOM

I certify that I know or have satisfactory evidence that Matthew Lynch is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Managing Member of Rubicon I.D.C., LLC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 23, 2023  
*Robin L Sherman*  
Name: Robin L Sherman  
Notary Public in and for the State of wa  
Residing at: ferndak  
My appointment expires: 6-30-2024



**EXHIBIT "A"**  
Legal Description

LOT 24, 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 THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## SPECIAL EXCEPTIONS

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. 550938, 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

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 Amella 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 Amella 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.

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, 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 Short Plat No. 93-049:

Recording No: 9705160066

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

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: Hellman Heritage Group

Amended by instrument(s):

Recorded: January 8, 2004

Auditor's No(s): 200401080043, records of Skagit County, Washington

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

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

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

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. Hellman, 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 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

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.

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

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

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

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

Recording Date: July 18, 2018  
Recording No.: 201807180053