

202304030052

04/03/2023 12:30 PM Pages: 1 of 8 Fees: \$210.50
Skagit County Auditor, WA

When recorded return to:

Joseph A. Colorafi
Joseph A. Colorafi 2005 Revocable Trust
15701 N Deception Shores Dr
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236019

Apr 03 2023

Amount Paid \$28057.50

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.: 245446297

CHICAGO TITLE COMPANY
620053750

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 Joseph A. Colorafi, trustee of the Joseph A. Colorafi 2005 Revocable Trust, dated September 16, 2005, and any amendments thereto

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

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.

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

Tax Parcel Number(s): P118307 / 4780-000-014-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 3/31/23

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: 3/31/23
Shay Lynn Jones
Name: Shay Lynn Jones
Notary Public in and for the State of WA
Residing at: Bellingham WA
My appointment expires: 4/20/23

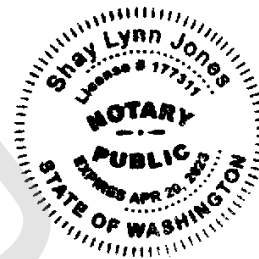


EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
Grantor: State of Washington
Recording No.: 149313
Affects: Tidelands
The Company makes no representations about the present ownership of these reserved and excepted interests.
Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 24, 1925
Recording No.: 187590
Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 1, 1955
Recording No.: 523434
Affects: Portion of said premises
4. Agreement and the terms and conditions thereof:
Executed by: E. C. Heilman and Amelia Heilman, husband and wife and Puget Sound Power & Light Company
Recording Date: February 7, 1956
Recording No.: 531365
Providing: For the grubbing of stumps
5. Covenants, conditions and restrictions 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,

EXHIBIT "A"Exceptions
(continued)

- disability,
handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
Recording Date: March 25, 1957
Recording No.: 549053
Amended by instrument:
Recording Date: June 15, 1959
Recording No.: 581813
6. 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
Recording No: 550936
Recording No: 612026
Recording No: 625085
Recording No: 637331
Recording No: 660749
Recording No: 704373
Recording No: 9806230097, and as reserved in instruments under Auditor's No.
Recording 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.: 200007110058, records of Skagit County, Washington
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 8, 1957
Recording No.: 551047
Affects: Portion of said premises
8. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

EXHIBIT "A"**Exceptions
(continued)**

Recording Date: April 4, 1958

Recording No.: 563759

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: West Coast Telephone Company
Purpose: Telephone communication pole line
Recording Date: August 10, 1959
Recording No.: 584155
Affects: Portion of said premises
10. Provision contained in deed executed by E. C. Heilman and Amelia Heilman, husband and wife, (and various other instruments of record) and the terms and conditions thereof:
Recording Date: August 14, 1962
Recording No.: 625085
As follows Subject to the right of the grantor to convey all easements described above to Skagit County for road purposes.
11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Electric line centerline
Recording Date: November 23, 1965
Recording No.: 674970
Affects: Portion of said premises
12. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
Recording Date: November 21, 1977
Recording No.: 869037
13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Goodyear Nelson Hardwood Lumber Co., Inc.
Purpose: Ingress and egress
Recording Date: March 21, 1989
Recording No.: 8903210035
Affects: Portion of said premises

EXHIBIT "A"Exceptions
(continued)

14. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Richard H. Wakefield and Grace G. Wakefield, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: May 5, 1989
Recording No.: 8905050006
Affects: Portion of said premises
15. Public or private easements, if any, lying within vacated Peoria Avenue.
16. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
Recording Date: September 10, 2001
Recording No.: 200109100116
Modification(s) of said covenants, conditions and restrictions
Recording Date: January 8, 2004
Recording No.: 200401080043
17. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:
Imposed by: Deception Shores Community Association
Recording Date: September 10, 2001
Recording No.: 200109100116
18. 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 the Plat of Deception Shores Planned Unit Development:
Recording No: 200109100117
The Affidavit of Minor Correction of Survey for the above mentioned plat map is recorded under Recording No.

EXHIBIT "A"**Exceptions
(continued)**

200512160072.

19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc., a Washington corporation
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 premises
20. Agreement and the terms and conditions thereof:
Executed by: Deception Shores Community Association and Ron Rennebohm and Darla Rennebohm, husband and wife
Recording Date: February 6, 2004
Recording No.: 200402060137
Providing: A right of access, ingress and egress over Deception Shores PUD - Private road right-of-way for single-family residential usage
21. Easement Agreement and the terms and conditions thereof:
Executed by: Ron Rennebohm and Darla Rennebohm, husband and wife and Deception Shores Community Association
Recording Date: February 6, 2004
Recording No.: 200402060138
Providing: Pedestrian easement for access to Deception Pass State Park - State Route 20 and Pass Lake
22. Easement Agreement and the terms and conditions thereof:
Executed by: Deception Shores Community Association and Ron Rennebohm and Darla Rennebohm, husband and wife
Recording Date: February 6, 2004
Recording No.: 200402060139
Providing: Mutual easement over and across second class tidelands
23. Agreement and the terms and conditions thereof:
Executed by: Matthew E. Brown and Kathleen A. Brown, husband and wife; Rebecca Anne Hall, individually; and Jeffrey P. Heilman and Ron Rennebohm and Darla Rennebohm, husband and wife
Recording Date: February 24, 2004
Recording No.: 200402240092
Providing: Water use and connection agreement to the Deception Shores Planned Unit Development

EXHIBIT "A"Exceptions
(continued)

Water system

24. Agreement and the terms and conditions thereof:
Executed by: Matthew E. Brown and Kathleen A. Brown, et al
Recording Date: February 24, 2004
Recording No.: 200402240093
Providing: Deception Shores Planned Unit Development Pedestrian Easement
25. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Septic system
Recording Date: November 15, 2016
Recording No.: 201611150084
Affects: Portion of said premises
26. Notice of Termination of Development Period for Deception Shores Planned Unit Development and the terms and conditions thereof:
Recording Date: May 1, 2017
Recording No.: 201705010195
Said document is a re-recording of Recording No. 201704280056.
27. Skagit County Planning & Development Services Lot of Record Certification and the terms and conditions thereof:
Recording Date: January 27, 2022
Recording No.: 202201270070
28. Lot of Record Certification and the terms and conditions thereof:
Recording Date: January 27, 2022
Recording No.: 202201270070