

When recorded return to:
Glenn Harris Latimer
Glenn and Rebecca Latimer Revocable Trust
15729 S Deception Shores Dr
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2023 8534
OCT 26 2023

Amount Paid \$ 49,624.31
Skagit Co. Treasurer
By *KA* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620052038

Escrow No.: 245444296

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 Glenn Harris Latimer and Rebecca Buxton Latimer, as
Co-Trustees of the Glenn and Rebecca Latimer Revocable Trust, dated December 6, 2017

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 8, DECEPTION SHORES PLANNED UNIT DEVELOPMENT, AS PER PLAT RECORDED
ON
SEPTEMBER 10, 2001, UNDER AUDITOR'S FILE NO. 200109100017, 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): P118301 / 4780-000-008-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10/24/23

Rubicon I.D.C., LLC

BY: *Matthew Lynch*
Matthew Lynch
Sole Member

State of Washington

County of Whatcom

This record was acknowledged before me on 10/24/23 by Matthew Lynch as
Sole Member of Rubicon I.D.C., LLC.

Shay Lynn Jones
(Signature of notary public)

Notary Public in and for the State of WA
My appointment expires: 4/20/27



EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: September 24, 1925
Recording No.: 187590
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);
Recording Date: September 1, 1955
Recording No.: 523434
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 Recording No. 550936, Recording No. 612026, Recording No. 625085, Recording No. 637331, Recording No. 660749, recording number Recording No. 704373, and Recording No. 9806230097; and as reserved in instruments under Recording No. 66074, all instruments executed by E.C. Heilman and Amelia Heilman, his wife et. al. Amended by instrument(s):
Recording Date: July 11, 2000
Recording No.: 200007110058
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: May 8, 1957
Recording No.: 551047
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);
Recording Date: August 10, 1959
Recording No.: 584155
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
Recording Date: November 23, 1965
Recording No.: 674970
7. Easement, including the terms and conditions thereof, granted by instrument(s);

EXHIBIT "A"Exceptions
(continued)

- Recording Date: March 21, 1989
Recording No.: 8903210035
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);
Recording Date: May 5, 1989
Recording No.: 8905050006
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
Recording Date: April 14, 1921
Recording No.: 149313
Affects: Tidelands
Note: No determination has been made regarding the current ownership of said reserved rights.
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.
10. Agreement, including the terms and conditions thereof;
Executed By: Puget Sound Power & Light Company
Recording Date: February 7, 1956
Recording No.: 531365
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.: 563759
Imposed By: Quiet Cove Community, Inc.

EXHIBIT "A"Exceptions
(continued)

12. Provision contained in deed executed by E. C. Heilman and Amelia Heilman, husband and wife, (and various other instruments of record)
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.
13. Public or private easements, if any, lying within vacated Peoria Avenue.
14. 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: June 25, 1957
Recording No.: 549053
Modification(s) of said covenants, conditions and restrictions
Recording Date: June 15, 1959
Recording No.: 581813
15. Provision contained in deed executed by E. C. Heilman and Amelia Heilman, husband and wife, affecting easements set forth in the caption herein,
Recording Date: November 21, 1977
Recording No.: 869037
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, 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

EXHIBIT "A"Exceptions
(continued)

17. 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
Executed By: Heilman Heritage Group
Amended by instrument(s):
Recording Date: January 8, 2004
Recording No.: 200401080043
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;
Executed By: Deception Shores Community Association
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
20. Agreement and Easement, including the terms and conditions thereof;
Executed By: 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
21. Agreement and Easement, including the terms and conditions thereof;
Executed By: Deception Shores Community Association
Recording Date: February 6, 2004
Recording No.: 200402060139
Providing: Mutual easement over and across second class tidelands
22. Agreement, including the terms and conditions thereof;
Recording Date: February 24, 2004
Recording No.: 200402240092

EXHIBIT "A"Exceptions
(continued)

Providing: Water use and connection

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
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: 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
26. 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 Survey:
Recording No: 200512160072
27. Notice of Termination of Development Period for Deception Shores Planned Unit Development
Recording Date: 05/01/2017
Recording No.: 201705010195
Said instrument was re-recorded on April 28, 2017 under Recording No. 201704280056
28. Protected Critical Area Site Plan and the terms and conditions thereof:
Recording Date: April 15, 2022
Recording No.: 202204150041

EXHIBIT "A"

Exceptions
(continued)

29. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.