



200203120155
Skagit County Auditor
3/12/2002 Page 1 of 3 3:28PM

AFTER RECORDING MAIL TO:

Name Linda S. Sambuceto

Address 4 Quinalt Way

City, State, Zip La Conner, WA 98257

ESCROW NO.: 00023035 FIRST AMERICAN TITLE CO.
05035-1

Statutory Warranty Deed

THE GRANTOR Everett Alan Eiffert and Mary L. Eiffert, Trustees of The Eiffert Family Trust for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to Linda S. Sambuceto, a married woman as her separate estate the following described real estate, situated in the County of SKAGIT, State of Washington:

LOT 4, "SHELTER BAY DIV. 1", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 80 AND 81, RECORDS OF SKAGIT COUNTY, WASHINGTON

SEE EXHBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR EXCEPTIONS.

#1019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 12 2002

Amount Paid \$ 1,851.30
Skagit Co. Treasurer
By Deputy

Assessor's Property Tax Parcel Account Number(s): 3998-000-004-0004 P39083

Dated this 5th day of March, 2002.

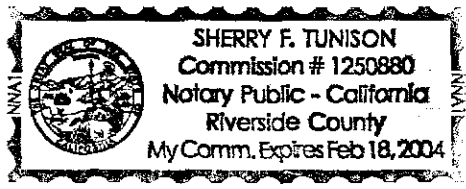
Everett Alan Eiffert, Trustee

Mary L. Eiffert, Trustee

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE } ss

I certify that I know or have satisfactory evidence that Everett Alan Eiffert and Mary L. Eiffert are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they authorized to execute the instrument and acknowledged it as the Trustees of The Eiffert Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 3/4/02



Notary Public in and for the State of California
Residing at Palm Desert Calif.
My appointment expires: 2/18/04

EXHIBIT "A"

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE COVENANTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED:

Declaration Dated: August 4, 1969
Recorded: August 28, 1969
Auditor's No.: 730374
Executed By: Shelter Bay Company, a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Declaration Dated: July 23, 1970, July 13, 1972, May 23, 1987 and May, 1989
Recorded: August 19, 1970, July 18, 1972, June 12, 1987 and July 7, 1989
Auditor's Nos.: 42572, 771236, 8706120003 and 8907070110
Executed By: Shelter Bay Company, a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE FURTHER AMENDED, AS HERETO ATTACHED:

Auditor's Nos.: 9205200023, 9205200024, 9205200025, 9406200066, 9605140103, 9805070092, 9905070119, 200004180072 AND 200005100092
Executed By: Shelter Bay Community, Inc.

B. CONSTRUCTION AND MAINTENANCE OBLIGATIONS AS SHOWN ON THE PLAT OF SHELTER BAY DIV. 1, AS FOLLOWS:

"The cost of constructing and maintaining all roads not herein dedicated as County roads and all access roads to the plat, unless the same are dedicated as County roads, shall be the obligation of all of the owners of the lots in the plat and/or of any additional plats that may be served by said roads, streets, and/or alleys and that obligation to maintain shall be concurrently the obligation of any corporation in whom title of said roads, streets, and/or alleys be held. In the event that the owners of any of these lots or the corporate or private owners of any of the roads, streets and/or alleys of this plat or any additional plats served by these roads, streets, and/or alleys shall petition the Board of County Commissioners to include these roads, streets, and/or alleys in the road system, said petitioner shall be obligated to bring the same to the County road standards, in all respects, prior to acceptance by the County."



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C. PROVISIONS AS CONTAINED IN THE DEDICATION OF SAID PLAT, AS FOLLOWS:

"...the right is retained to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat, in the original reasonable grading of all roads shown herein. The right is also retained to continue to drain all roads and easements over and across any lot or lots where water might take a natural course after the roads are graded. All roadways designated as Tract A are intended for the use of present and future property owners of this plat and are not dedicated as public rights-of-way and are also intended for the future SHELTER BAY plats and for lease holders of adjacent tribal and allotted lands forming the Shelter Bay Community which are contained within portions of Section 35 and 36 of Township 34 North, Range 2 East, W.M. and Sections 1 and 2 of Township 33 North, Range 2 East, W.M."

D. Said lands lie within the Swinomish Indian Reservation and may be subject to Governmental regulations and taxation by the Swinomish Tribe of Indians.

E. TERMS AND CONDITIONS OF BY-LAWS AND COVENANT ADDITIONS RECORDED MAY 10, 2000 UNDER AUDITOR'S FILE NO. 200005100093. (COPY ATTACHED)



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Skagit County Auditor

3/12/2002 Page 3 of 3 3:28PM