

When Recorded Return to:



200504260264

Skagit County Auditor

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CHICAGO TITLE COMPANY IC34470 ✓

STATUTORY WARRANTY DEED

THE GRANTOR, KIRSTEN LEE, a single woman, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to ELIZABETH E. COX, a single woman, the following described real estate situated in the County of Skagit County, State of Washington:

Lot 2, SHELTER BAY DIV. 1, according to the plat thereof, recorded in Volume 9 of Plats, pages 80 and 81, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Tax Parcel No.: 3998-000-002-0105

Subject to Easements, Covenants, Conditions and Restrictions of Record, including those on **Exhibit A** attached hereto.

DATED this 26 day of April, 2005.

GRANTOR:

Kirsten M. Lee by Inaya B. Lee
KIRSTEN LEE
attorney in fact

1957
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 26 2005

Amount Paid \$ 3737.11
Skagit Co. Treasurer
By *h* Deputy

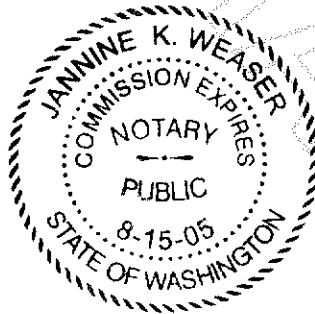
STATE OF WASHINGTON)

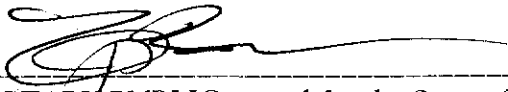
) ss

COUNTY OF SNOHOMISH)

On this 26th day of April, 2005, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared KIRSTEN LEE, a single woman, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.




NOTARY PUBLIC in and for the State of
Washington, residing Everett
My Appointment Expires: 8-15-05

[do not put seal beyond 1-1/2" borders of this page]



EXHIBIT A

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

2. Construction and maintenance obligations contained in the dedication of said plat, as follows:

The cost of construction 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 the 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 standard in all respects prior to acceptance by the county.

3. Easement, including the terms and conditions thereof, granted by instrument(s):
Recorded: March 17, 1970
Auditor's No(s): 737018, records of Skagit County, Washington
In favor of: Gene Dunlap
For: Ingress, egress, drainage, and underground utilities
Affects: All private roads within the Plat of Shelter Bay Div.1
4. Special platting provisions pertaining to a sanitary sewer system as noted on the face of said plat and as more fully appears in that certain document recorded August 28, 1969, under Auditor's File No. 730371, records of Skagit County, Washington.
5. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons:
Recorded: August 28, 1969
Auditor's No(s): 730374, records of Skagit County, Washington



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Executed By: Shelter Bay Company, a Washington corporation

AMENDED by instrument:

Recorded: August 19, 1970, July 18, 1972, June 12, 1987, July 7, 1989, May 15, 1990, May 17, 1990, July 22, 1991, May 20, 1992, May 14, 1996, May 14, 1997, May 7, 1998, May 7, 1999, May 10, 2000, May 9, 2001, May 16, 2002, and January 28, 2005

Auditor's No.: 742572; 771236; 8706120007; 8907070110; 9005150058; 9105170025; 9107220050; 9107220051; 9205200023; 9205200024; 9205200025; 9605140103; 9705140180; 9805070092; 9905070119; 200005100092 200005100093; 200105090101, 200205160173, and 200501280090

Records of: Skagit County, Washington

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Recorded: August 29, 1969; August 19, 1970; and January 29, 1993

Auditor's No.: 730374; 742572; and 9301290035

Records of: Skagit County, Washington

Imposed By: Shelter Bay Community, Inc.

7. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc.

8. Dues, charges and assessments, if any, levied by Shelter Bay Company.

