

AFTER RECORDING MAIL TO:
Mr. and Mrs. Gary Frederickson
41 Skokomish Way
La Conner, WA 98257



200509210076
Skagit County Auditor

9/21/2005 Page 1 of 3 1:46PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A85956

Statutory Warranty Deed

Grantor(s): Mark C. Logan and Cheryl L. Logan
Grantee(s): Gary Frederickson and Sandy Frederickson
Assessor's Tax Parcel Number(s): P69122, 3998-000-041-0009

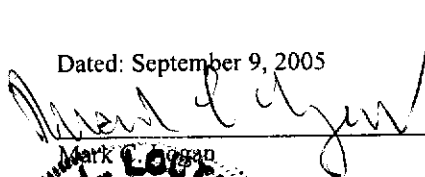
FIRST AMERICAN TITLE CO.
A 85956-1

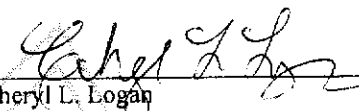
THE GRANTOR Mark C. Logan and Cheryl L. Logan, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gary Frederickson and Sandy Frederickson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

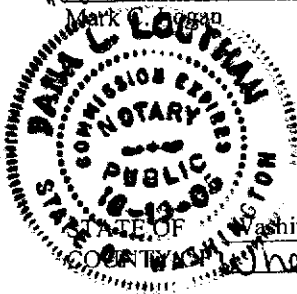
Lot 41, "SHELTER BAY DIVISION NO. 1", according to the plat thereof, recorded in Volume 9 of Plats, pages 80 and 81, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated: September 9, 2005


Mark C. Logan

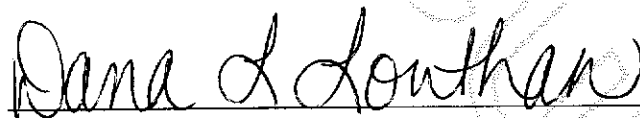

Cheryl L. Logan



Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Mark C. Logan and Cheryl L. Logan, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9/12/05


Dana L. Louthan

Notary Public in and for the State of Washington
Residing at Lynden WA
My appointment expires: 10/13/2006

5219
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

SEP 21 2005

Amount Paid \$ 6,502.00
Skagit County Treasurer
By: PC Deputy

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

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:

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:

Recorded: May 20, 1992, June 20, 1994, May 14, 1996, May 7, 1998, May 7, 1999, April 18, 2000 and May 10, 2000
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.



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Skagit County Auditor