



200708030135
Skagit County Auditor

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When recorded return to:

Carol Wynn
20 Makah
LaConnor, WA 98257

Recorded at the request of:
First American Title
File Number: B92224

Statutory Warranty Deed
GUARDIAN NORTHWEST TITLE CO.

B92224E-1

THE GRANTOR Deborah Ann Blunt, a married woman, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Carol Wynn**, an unmarried woman the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

Lot 20, "SHELTER BAY DIVISION NO. 1"

Tax Parcel Number(s): **P69100, 3998-000-020-0004**

Lot 20, "SHELTER BAY DIVISION NO. 1", as per plat recorded in Volume 9 of Plats, pages 80 and 81, records of Skagit County, Washington.

SUBJECT TO: Covenants, Conditions, Restrictions, and Easement as per the attached Schedule B-1 and by this reference made a part hereof.

Dated 7-31-07

Deborah A. Blunt
Deborah A. Blunt

3701
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

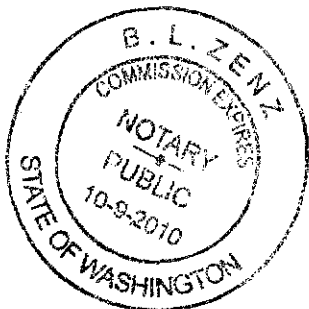
AUG 03 2007

STATE OF Washington
COUNTY OF Skagit

Amount Paid \$ 5612.00
Skagit Co. Treasurer
By Lp Deputy

I certify that I know or have satisfactory evidence that Deborah A. Blunt, 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: 7-31-07



[Signature]
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 10-9-10

Schedule "B-1"

EXCEPTIONS:

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:

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, 200005100092, 200105090101 and 200205160173
Executed By: Shelter Bay Community, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE FURTHER AMENDED:

Recorded: January 28, 2005 and May 19, 2005
Auditor's Nos.: 200501280090, 200505190051 and 200505190052
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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