

When recorded return to:  
Catherine Gwinn Shick  
23 Makah Way  
La Conner, Wa 98257



201303140051

Skagit County Auditor

3/14/2013 Page 1 of 3 1:54PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620018002

Chicago Title #620018002-MJ

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jamie L. Southard and Sarah Lyon Southard, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Catherine Gwinn Shick, an unmarried individual  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 23, SHELTER BAY DIV. 1, according to the plat thereof, recorded in Volume 9 of Plats, pages  
80 and 81, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P69103 / 3998-000-023-0001

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule B, Special Exceptions, Chicago Title Company Ord 620018002, which is attached hereto and  
made a part hereof.

Dated: March 12, 2013

\_\_\_\_\_  
Jamie L. Southard

\_\_\_\_\_  
Sarah Lyon Southard

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013863

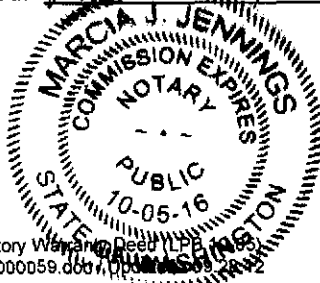
MAR 14 2013

Amount Paid \$4615.20  
Skagit Co. Treasurer  
By Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Jamie L. Southard and Sarah Lyon Southard  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: March 12, 2013



Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley, WA  
My appointment expires: 10/5/2016

## SCHEDULE "B"

### Special Exceptions

#### SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SHELTER BAY DIVISION NO. 1:

Recording No: 730373

2. 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
3. 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. Affects Shelter Bay Division No. 1.
4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;  
Recorded: August 28, 1969  
Auditor's No(s): 730374, records of Skagit County, Washington  
Executed By: Shelter Bay Company, a Washington corporation  
Affects: Shelter Bay Division 1

#### AMENDED by instrument:

Recorded: August 19, 1970, July 18, 1972, June 12, 1987, July 7, 1989, May 15, 1990, May 17, 1991, 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, January 28, 2005, May 19, 2005, December 18, 2007, February 29, 2008, May 5, 2009 and May 25, 2011.  
Auditor's No.: 742572; 771236; 8706120003; 8907070110; 9005150058; 9105170025; 9107220050; 9107220051; 9205200023; 9205200024; 9205200025; 9605140103; 9705140180; 9805070092, 9905070119; 200005100092 200005100093; 200105090101, 200205160173, 200501280090, and 200505190051, 200505190052, 200712180107, 200802290010, 200905050047 and 201105250120  
records of Skagit County, Washington

5. 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.  
Affects: Shelter Bay Division No. 1
6. Record of Survey  
  
Recording Date: January 11, 2000  
Recording No.: 200001110053
7. Agreement, including the terms and conditions thereof, entered into;  
By: Shelter Bay Community, Inc.  
And Between: Shelter Bay Community Div. 1



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**SCHEDULE "B"**  
Special Exceptions

Recorded: February 26, 2009  
Auditor's No. 200902260127, records of Skagit County, Washington  
Providing: Special assessments

8. City, county or local improvement district assessments, if any.
9. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc.
10. Dues, charges and assessments, if any, levied by Shelter Bay Company.
11. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

**End of Special Exceptions**



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