

When recorded return to:  
Rhoda M. Frajola  
19623 N. White Rock Drive  
Sun City West, AZ 85375



Skagit County Auditor \$75.00  
10/31/2013 Page 1 of 4 10:37AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620019956

CHICAGO TITLE  
620019956

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jack E. Waters and Michelle L. Bonewitz, who described themselves as joint tenants with right of survivorship

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Rhoda M. Frajola, a single person

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 835, AMENDED SURVEY OF SHELTER BAY DIV. 5, Tribal and Allotted Lands of Swinomish Indian Reservation, according to the plat thereof, recorded on June 2, 1976, in Volume 1 of Surveys, pages 184 through 186, under Auditor's File No. 836134, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P129488, 5100-005-835-0000

Subject to: Covenants, Conditions, Restrictions and easements of record as more fully described in Chicago Title Order 620019956, Schedule B, Special Exceptions and Skagit County Right to Farm Ordinance, which are attached hereto and made a part hereof as Exhibit "A"

Dated: October 25, 2013

\_\_\_\_\_  
Jack E. Waters  
  
\_\_\_\_\_  
Michelle L. Bonewitz

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20134403

OCT 31 2013

Amount Paid \$ 3,209.00  
Skagit Co. Treasurer  
By *mem* Deputy


STATUTORY WARRANTY DEED  
(continued)

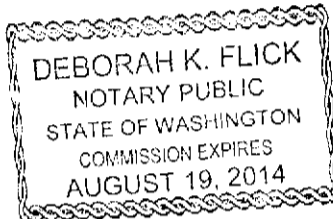
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Jack E. Waters and Michelle L. Bonewitz 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: 10/25/13

  
Name: DEBORAH K. FLICK  
Notary Public in and for the State of WA  
Residing at: Washington WA  
My appointment expires: 8/19/14 WA



201310310040

**EXHIBIT "A"**  
Exceptions

1. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof.
2. Any defect in or invalidity of, or any matters relating to the leasehold estate described in Exhibit 'B' which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Exhibit 'B'.
3. 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 said Plat:
4. A leasehold estate, upon and subject to all of the provisions therein contained, as created by that certain lease;  
Dated: August 16, 1968  
Recorded: April 8, 1969  
Auditor's No.: 725143, records of Skagit County, Washington  
Lessor: The Swinomish Indian Tribal Community, et al  
Lessee: Indian Bay Company now Shelter Bay Company  
Affects: Said premises and other property

Supplemented and amended by instrument:  
Recorded: May 14, 1969  
Auditor's No.: 726476, records of Skagit County, Washington

As amended, the Leasehold term is 75 years from July 1, 1969.

5. Covenants, conditions and restrictions 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 in the document  
Recording Date: March 17, 1970  
Recording No.: 737017

AMENDED by instrument:  
Recorded: August 19, 1970; July 16, 1971; July 18, 1972; June 12, 1987; July 7, 1989; May 15, 1990; July 22, 1991; May 20, 1992; June 20, 1994; May 16, 1995; 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, 2007, May 5, 2009, May 25, 2011 and May 31, 2013  
Auditor's No.: 742573; 755472; 771237; 8706120004; 8907070110; 9005150058; 9107220050; 9107220051; 9205200023; 9205200024; 9205200025; 9406200066; 9505160046; 9605140103; 9705140180; 9805070092; 9905070119; 200005100092; 200005100093; 200105090101; 200205160173, 200501280090; 200505190051, 200505190052, 200712180107, 200802290010, 200905050047, 201105250120 and 201305310138, records of Skagit County, Washington

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:  
Imposed by: Shelter Bay Community, Inc.  
Recording Date: June 27, 1969; August 7, 1990  
Recording No.: 728259; 9008070009
7. Covenants, conditions and restrictions 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 in the document  
Recording Date: June 2, 1976  
Recording No.: 836136

Modification(s) of said covenants, conditions and restrictions



**EXHIBIT "A"**

Exceptions  
(continued)

Recording Date: July 2, 1976; June 12, 1987  
Recording No.: 838370; 8706120007

8. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc.
9. Dues, charges and assessments, if any, levied by Shelter Bay Company.
10. City, county or local improvement district assessments, if any.
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.

**SKAGIT COUNTY RIGHT TO FARM ORDINANCE**

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



201310310040