



201311220092

Skagit County Auditor
11/22/2013 Page

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4

\$75.00
2:05PM

When recorded return to:

Louisa Nickerson
Cathy Nickerson
36 Makah Way
La Conner, WA 98257

Filed for record at the request of:



**CHICAGO TITLE
COMPANY**

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620020266

CHICAGO TITLE

620020266

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth Sides and Shelley Sides, 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 Louisa Nickerson, an unmarried woman and Cathy Nickerson, an unmarried woman, each as their separate estate

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

Tract 36, 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): P69117, 3998-000-036-0006

Subject to: Covenants, conditions, restrictions and easements of record as more fully described in Chicago Title Order 620020266, Schedule B, Special Exceptions and Skagit County Right to Farm Ordinance, which are attached hereto and made a part here of as Exhibit "A" and that certain Deed of Trust dated June 25, 2012, recorded on June 29, 2012 under Skagit County Auditors File No. 201206290056. The balance of the Promissory Note as of November 23, 2013 is \$275,172.03, which the Grantee agrees to assume and continue to pay according to its terms and conditions there of.

Dated: November 21, 2013

Kenneth Sides

Shelley Sides

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2013 4705

NOV 22 2013

Amount Paid \$ 5,220.40
Skagit Co. Treasurer
By *mm* Deputy

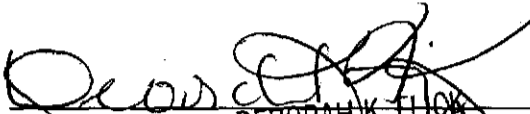
STATUTORY WARRANTY DEED
(continued)

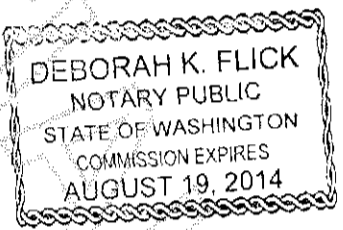
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Kenneth Sides and Shelley Sides 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: 11/22/13


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



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EXHIBIT "A"
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, easements 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, May 25, 2011 & May 31, 2013.
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, 201105250120 and 201305310138 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. Agreement, including the terms and conditions thereof; entered into;
By: Shelter Bay Community, Inc.
And Between: Shelter Bay Community Div. 1
Recorded: February 26, 2009
Auditor's No. 200902260127, records of Skagit County, Washington
Providing: Special assessments

7. City, county or local improvement district assessments, if any.



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EXHIBIT "A"

Exceptions
(continued)

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. 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.



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