

WHEN RECORDED RETURN TO:

Name: Laura E Parker and Alexander M Kowalczyk
Address: 217 Spring Garden St Apt #1
Easton, PA 18042

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20143314

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

\$75.00
4 2:57PM

SEP 08 2014

Amount Paid \$ 3837.00
Skagit Co. Treasurer
By MF Deputy

CHICAGO TITLE 620022042

Escrow Number: 672304

Filed for Record at Request of: Rainier Title, LLC

STATUTORY WARRANTY DEED

THE GRANTOR(S), Barbara Groves as Trustee of The Groves Family Trust, Dated February 6, 2001, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Laura E Parker and Alexander M Kowalczyk, wife and husband the following described real estate, situated in the County of Skagit, State of Washington:

Lot 911, AMENDED SURVEY OF SHELTER BAY, DIVISION NO. 3, Tract C, TRIBAL AND ALLOTTED LANDS OF SWINOMISH INDIAN RESERVATION, according to the plat thereof recorded in Volume 1 of Surveys, page 187, under Auditor's File No. 836135, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal:

Tax Parcel Number(s): P129550 / 5100-003-911-0000

Dated: September 4, 2014

The Groves Family Trust, Dated February 6, 2001

By: Barbara Groves, Trustee

STATE OF Washington

ss.

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **Barbara Groves as Trustee of The Groves Family Trust, Dated February 6, 2001** is/are the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it as Trustee of the Groves Family Trust Dated February 6, 2001 and stated that he/she/they is/are authorized to execute the instrument and acknowledge it to be the free and voluntary act of such party/ies for the uses and purposes mentioned in this instrument.

Dated: 4 September 2014

Name: Crystal Smith
Notary Public in the State of Washington
Residing in Camano Island
My Commission Expires: 12-3-16

Notary Public
State of Washington
CRYSTAL SMITH
My Appointment Expires Dec 3, 2016



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\$75.00

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LPB 10-05 (i-l)

Exhibit A

Subject To:

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 AMENDED SURVEY OF SHELTER BAY DIV. NO. 3 TRACT C:

Recording No: 836135

2. Lease, including the terms and conditions thereof, and any failure to comply with the terms, covenants, conditions, and provisions;

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.

3. Terms, covenants, conditions, and provisions of the lease referred to in Exhibit 'B' hereof, and the effect of any failure to comply with the terms covenants, conditions and provisions thereof.
4. 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'.
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: June 27, 1969
Recording No.: 737015
Executed by: Shelter Bay Company, a Washington corporation

LPB 10-05 (1-1)



201409080073

Exhibit A

Subject To:

AMENDED by instrument:

Recorded: August 19, 1970, July 18, 1972, June 12, 1987, July 7, 1989, May 15, 1990, May 17, 1990, July 22, 1991, May 20, 1992, 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, 2008; February 29, 2008, May 5, 2009, May 25, 2011, and May 31, 2013

Auditor's No.: 742574, 771236, 8706120005, 8907070110, 9005150058, 9105170025, 9107220050, 9107220051, 9205200023, 9205200024, 9205200025, 9505160046, 9605140103, 9705140180, 9805070092, 9905070119, 200005100092, 200005100093, 200105090101, 200205160173, 200501280090, 200505190051, 200505190052, 200712180107, 200802290010, 200802290010, 200905050046, 200905050047, 201105250120, and 201305310138, records of Skagit County, Washington

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Recorded: June 27, 1969
Auditor's No.: 737015, records of Skagit County, Washington
Imposed By: Shelter Bay Community, Inc.

AMENDED by instrument(s):

Recorded: May 16, 1995 and May 7, 1998
Auditor's No(s): 9505160046 and 9805070092, records of Skagit County, Washington

7. Agreement, including the terms and conditions thereof, entered into;
By: Shelter Bay Community, Inc.
And Between: Shelter Bay Community Division No. 1
Recorded: February 26, 2009
Auditor's No. 200902260127, records of Skagit County, Washington
Providing: Special Assessments

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