

When recorded return to:  
Martyn F. Adams and Linda D. Adams  
146 Lummi Drive  
La Conner, WA 98257

Skagit County Auditor  
5/19/2015 Page



1 of 5 11:28AM  
\$76.00

Filed for record at the request of:

**TICOR TITLE COMPANY**

2825 Colby Ave, Ste 300  
Everett, WA 98201

Escrow No.: OC70021333

**CHICAGO TITLE**  
**620024006**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) The Estate of Mary Lee Stewart, by Bonnie Mae Stewart Bierman, Personal Representative

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

in hand paid, conveys, and warrants to Martyn F. Adams and Linda D. Adams, Husband and wife

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

SEE ATTACHED EXHIBIT "A"

Abbreviated Legal: Lot(s) 146 SHELTER BAY DIV. 2

Tax Parcel Number(s): P129015/5100-002-146-0000

SUBJECT TO: SEE ATTACHED EXHIBIT "A"

Dated:

5/8/2015

The Estate of Mary Lee Stewart

BY:

Bonnie Mae Stewart Bierman  
Personal Representative

2015-1976  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 19 2015

Amount Paid \$ 2294.08  
By Skagit Co. Treasurer  
Deputy  
MF

STATUTORY WARRANTY DEED

(continued)

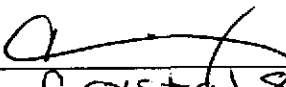
State of Washington

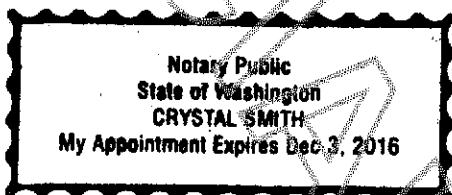
County of Skagit

I certify that I know or have satisfactory evidence that Bonnie Mae Stewart  
Bierman

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Mary Lee Stewart to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5/8/15

  
Name: Crystal Smith  
Notary Public in and for the State of WA  
Residing at: Camano Island  
My appointment expires: 12-3-16



## EXHIBIT "A"

Lot 146, REVISED MAP OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservations, as recorded March 17, 1970, in Volume 42 of Official Records, pages 833 through 838, records of Skagit County, Washington;

TOGETHER WITH the following described parcel:

Beginning at the Southwest corner of Lot 146;  
Thence South 24°00'00" West along the extension of the Westerly line of said 146 to the intersection with the line of mean high tide;  
Thence Southerly along the line of mean high tide to an intersection with a line projected South 53°30'00" West from the Southernmost corner of said Lot 146;  
Thence North 53°30'00" East to the Southernmost corner of Lot 146;  
Thence North 36°30'00" West along the Southwest line of said Lot 146, a distance of 45.00 feet to the point of beginning.

Situated in Skagit County, Washington.

### SUBJECT TO:

1. A Lease, or memorandum thereof, including the terms and conditions thereof;

Dated: August 10, 1968  
Recorded: August 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.

2. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof.
3. 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'.
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: June 27, 1969  
Auditor's No(s): 728259, records of Skagit County, Washington  
Executed By: Shelter Bay Company, a Washington corporation

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; 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; May 5, 2009; May 25, 2011 and May 31, 2013

Auditor's No.: 742573; 755472; 771237; 8706120004; 8907070110; 9005150058; 9107220050; 9107220051; 9205200023; 9205200024; 9205200025; 9505160046; 9605140103; 9705140180; 9805070092; 9905070119; 200005100092; 200005100093; 200105090101; 200205160173; 200501280090; 200505190051; 200505190052; 200712180107; 200802290010; 200905050047; 201105250120 and 201305310138, records of Skagit County, Washington

5. Covenants, conditions, and restrictions contained in instrument(s), 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: May 5, 1993  
Auditor's No(s): 9305050046, records of Skagit County, Washington  
Executed By: Shelter Bay Architectural Committee

**EXHIBIT "A"**  
**EXCEPTIONS**

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.: 728259, records of Skagit County, Washington  
Imposed By: Shelter Bay Community, Inc.

AMENDED by instrument:

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

7. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 17, 1981  
Auditor's No.: 8106170026, records of Skagit County, Washington  
In favor of: Owners of Lots 146 and 147  
For: Usage of dock easement

ASSIGNED by instrument(s):

Auditor's No(s): 8106170026, 8106170027, 8705150040, 9003290063 and 200908120066 records of Skagit County, Washington

8. 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

9. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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Lessor: The Swinomish Indian Tribal Community, et al  
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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.

2. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof.
3. 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'.
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: June 27, 1969  
Auditor's No(s): 728259, records of Skagit County, Washington  
Executed By: Shelter Bay Company, a Washington corporation

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; 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; May 5, 2009; May 25, 2011 and May 31,

2013

Auditor's No.: 742573; 755472; 771237; 8706120004; 8907070110; 9005150058; 9107220050; 9107220051; 9205200023; 9205200024; 9205200025; 9505160046; 9605140103; 9705140180; 9805070092; 9905070119; 200005100092; 200005100093; 200105090101; 200205160173; 200501280090; 200505190051; 200505190052; 200712180107; 200802290010; 200905050047; 201105250120 and 201305310138, records of Skagit County, Washington

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Recorded: May 5, 1993  
Auditor's No(s): 9305050046, records of Skagit County, Washington  
Executed By: Shelter Bay Architectural Committee