

**TICOR TITLE**

70029231

When recorded return to:

Michael McQueen and Maryann Bandoian  
610 Wanapum Drive  
La Conner, WA 98257



201509040060

Skagit County Auditor

\$74.00

9/4/2015 Page

1 of

3 12:17PM

Filed for record at the request of:

**TICOR TITLE COMPANY**

2825 Colby Ave, Ste. 300  
Everett, WA 98201

Escrow No.: 70029231

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Eleanor A. Kuenzi, a married woman and Eleanor A. Kuenzi as Co-Trustee and Bruce K. Kuenzi as Successor Co-Trustee of the H& E Revocable Living Trust

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

in hand paid, conveys, and warrants to Michael McQueen and Maryann Bandoian, a married couple

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

Lot 610, SURVEY OF SHELTER BAY DIVISION 4, according to the survey recorded July 8, 1970, in Volume 48 of Official Records, Pages 627 through 631, under Auditor's File No. 740962, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P129350

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: August 31, 2015

Eleanor A. Kuenzi, Individually

H& E Revocable Living Trust

BY:   
Eleanor A. Kuenzi, Co-Trustee

BY:   
Bruce K. Kuenzi, Successor Co-Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20150904  
SEP 04 2015

Amount Paid \$ 2,931.32  
By Skagit Co. Treasurer  
Deputy

STATUTORY WARRANTY DEED

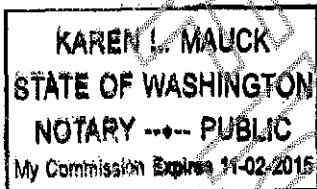
(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Eleanor A. Kuenzi is are the person(s) who appeared before me, and said person acknowledged that (he she they) signed this instrument, on oath and state that (he she they) was authorized to execute this instrument and acknowledge it to be the free and voluntary act of such party for uses and purposes mentioned in this instrument.

Dated September 1, 2015



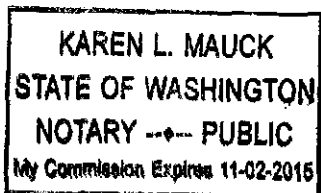
Name: Karen L. Mauck  
Notary Public in and for the State of Washington  
Residing at: Snohomish  
My appointment expires: 11-2-2015

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Eleanor A. Kuenzi and Bruce K. Kuenzi, 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 Co-Trustee/Successor Co-Trustee of H&E Revocable Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 1, 2015



Name: Karen L. Mauck  
Notary Public in and for the State of Washington  
Residing at: Snohomish  
My appointment expires: 11-2-2015

## EXHIBIT "A"

### Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 **SURVEY OF SHELTER BAY DIVISION 4:**

Recording No.: 740962

2. A Lease, or memorandum thereof, including the terms and conditions thereof;  
Dated: July 31, 1969  
Recorded: August 11, 1969  
Auditor's No.: 729786, records of Skagit County, Washington  
Lessor: The Swinomish Indian Tribal Community, et al  
Lessee: Shelter Bay Company, a Washington corporation  
Affects: Said premises and other property
3. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A 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 other matters relating to the leasehold estate described in Schedule A, which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Schedule A.
5. Covenants, conditions, restrictions, assessments and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: July 8, 1970  
Recording No.: 740963

Modification(s) of said covenants, conditions and restrictions

Recording No.: 771239, 8706120006, 8907070110, 9905150058, 9105170025, 9107220050, 9107220051, 9205200023, 9205200024, 9205200025, 9505160046, 9605140103, 9705140180, 9805070092, 9905070119, 200005100092, 200005100093, 200105090101, 200205160173, 200501280090, 200505190051, 200505190052, 200712180107, 200802290010, 200802290010, 200905050046, 200905050047, 201105250120, 201305310138 & 201506230053

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
Recorded: July 8, 1970, May 16, 1995 & May 7, 1998  
Auditor's No.: 740963, 9505160046 & 9805070092, records of Skagit County, Washington  
Imposed By: Shelter Bay Community, Inc.
7. Agreement including the terms, covenants and provisions thereof;  
Executed by: Shelter Bay Community, Inc., et al  
Recording Date: February 26, 2009  
Recording No.: 200902260127  
Providing: Special Assessments