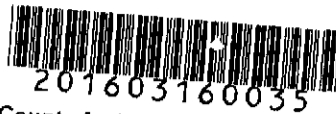


When recorded return to:  
Marva Newnes  
38 Skokomish Way  
La Conner, WA 98257



Skagit County Auditor  
3/16/2016 Page 1 of 3 12:53PM \$75.00

③  
TICOR TITLE  
70040705X

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Claris J. Hyatt, an unmarried woman  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Marva Newnes, an unmarried individual  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 38, Shelter Bay Div. 1, as per plat recorded in Volume 9 of plats, pages 80 and 81, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P69119, 3998-000-038-0004

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016 866  
MAR 16 2016

Amount Paid \$ 5325.42  
Skagit Co. Treasurer  
By *MEM* Deputy

Subject to:

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

Dated: March 10, 2016

*Claris J Hyatt by Cauline Simmonds, her Attorney in Fact*  
Claris J. Hyatt by Cauline Simmonds, her Attorney in Fact

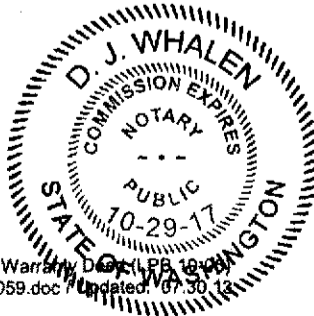
State of Washington

County of KING

I certify that I know or have satisfactory evidence that CAULINE SIMMONS

(s) 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 Power of Attorney of Claris J. Hyatt to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3-11-16



*[Signature]*  
Name: D. J. Whalen  
Notary Public in and for the State of WA  
Residing at: SKOKOMISH  
My appointment expires: 10-29-17

## 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 **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, assessments 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 and June 23, 2015  
Auditor's No.: 742572; 771236; 8706120003; 8907070110; 9005150058; 9105170025; 9107220050; 9107220051; 9205200023; 9205200024; 9205200025; 9605140103; 9705140180; 9805070092, 9905070119; 200005100092 200005100093; 200105090101, 200205160173, 200501280090, 200505190051, 200505190052, 200712180107, 200802290010, 200905050047, 201105250120, 201305310138 and 201506230053, 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. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

**EXHIBIT "A"**

Exceptions  
(continued)

Recording Date: April 26, 2002  
Recording No.: 200204260010  
Matters shown: Easement and edge of landscaping

UNOFFICIAL DOCUMENT