

When recorded return to:
Brian S. O'Farrell and Leslie O'Farrell
170 Swinomish Drive
La Conner, WA 98257



201606290044
Skagit County Auditor \$77.00
6/29/2016 Page 1 of 5 12:05PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620026997

CHICAGO TITLE

620026997

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary Mullard, an unmarried person as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Brian S. O'Farrell and Leslie O'Farrell, a married couple

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

Leasehold estate, as created by the instrument herein referred to as the Lease which is identified as follows:

Dated: October 8, 1969
Recorded: December 5, 1973
Auditor's No.: 794123, records of Skagit County, Washington
Lessor: Shelter Bay Company, a Washington corporation
Lessee: Thomas F. Shane, a single man
Disclosed by: Memorandum of Lease
Term: For a period of time terminating on June 30, 2044

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162688
JUN 29 2016

Amount Paid \$129.60
Skagit Co. Treasurer
By ME Deputy

The Lessee's interest was assigned by successive instruments, the last of which was

Recorded: November 21, 2013
Auditor's No.: 201311210023, records of Skagit County, Washington
Assignee: Gary Mullard, an unmarried person as his separate property

Assignment of Leasehold Estate and the terms, provisions and conditions thereof

Recorded: June 29, 2016

Auditor's No.: 201606290043

Legal Description:

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

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

Lot(s): 170 SHELTER BAY DIV. 2 Tax/Map ID(s): S3302020019

Tax Parcel Number(s): P129038 / 5100-002-170-0000, S3302020019

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 16, 2016

Gary Mullard
Gary Mullard

State of WA
in Skagit County of Skagit

I certify that I know or have satisfactory evidence that

Gary Mullard
Gare the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 6/23/16



Name: Kelli Mayo
Notary Public in and for the State of WA
Residing at: Sedro Woolley
My appointment expires: 6/19/17

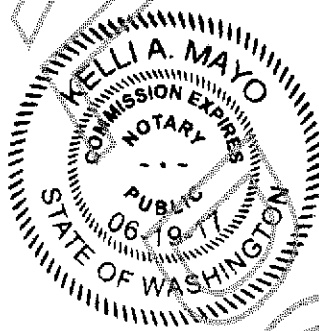


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129038 / 5100-002-170-0000
For Tax Map ID(s): S3302020019

Lot 170, Revised Map of Survey of Shelter Bay Div. 2, Tribal and Allotted Lands of Swinomish Indian Reservation, as recorded March 17, 1970 in Volume 43 of official records, pages 833, records of Skagit County, Washington.

Together with the following described property:

Beginning at the Southwest corner of Lot 170; thence South 40°22'34" East to an intersection with the line of mean high tide; thence Easterly along the line of mean high tide to an intersection with a line projected South 9°00'00" East from the Southeast corner of Lot 170; thence north 9°00'00" West to the Southeast corner of Lot 170; thence South 81°00'00" West a distance of 52.43 feet to the point of beginning.

Situate in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof;
Dated: August 16, 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 Schedule A which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Schedule A.
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, May 31, 2013 and June 23, 2015
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, 201305310138 and 201506230053, 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
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: May 18, 1979

EXHIBIT "B"

Exceptions
(continued)

Auditor's No.: 7905180031, records of Skagit County, Washington
In favor of: Owners of Lots 170 and 171
For: Usage of dock easement

ASSIGNED by instrument(s):

Auditor's No(s): 8106170052, 8106170053, 8611170045, 9105130072, 200406300163
and 201311240024 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.
10. Record of Survey

Recording Date: July 30, 2004
Recording No.: 200407300191
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Shelter Bay Community Inc..
13. Assessments, if any, levied by Shelter Bay Company.