

When recorded return to:
Lorelei Fran Tollefsen
559 Klamath Drive
La Conner, WA 98257



201607010143

Skagit County Auditor
7/1/2016 Page

\$79.00
1 of 7 3:45PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027660

CHICAGO TITLE
620027660

STATUTORY WARRANTY DEED

P129314

THE GRANTOR(S) Ronald Ratcliff, a married man as his separate estate and Gerald Ratcliff, a married man 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 Lorelei Fran Tollefsen, an unmarried person

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 20, 1970

Recorded: November 1, 1974

Auditor's No.: 809564, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Alvin B. Dickison & Ellen M. Dickison, husband and wife

Disclosed by: Memorandum of Lease

Term: For a period of time terminating on June 30, 2044

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

Recorded: December 30, 2014

Auditor's No.: 201412300091, records of Skagit County, Washington

Assignee: Ronald Ratcliff and Gerald Ratcliff, tenants in common

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162809
JUL -1 2016

Amount Paid \$ 1963.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

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

Recorded: _____

Auditor's No.: 201607010142

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

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

Lot(s): 559 SHELTER BAY DIV 3 Tax/Map ID(s):

Tax Parcel Number(s): P129314 / 5100-003-559-0000,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 26, 2016

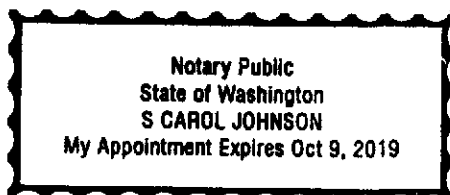
Ronald Ratcliff by Gerald Ratcliff, his attorney in fact
his Attorney in fact
Gerald Ratcliff
Gerald Ratcliff

State of WASHINGTON
County of ~~SKAGIT~~ OKANOGAN

I certify that I know or have satisfactory evidence that Gerald Ratcliff is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 28, 2016

S. Carol Johnson
Name: S. Carol Johnson
Notary Public in and for the State of Washington
Residing at: Tonasket, WA
My appointment expires: 10/9/2019

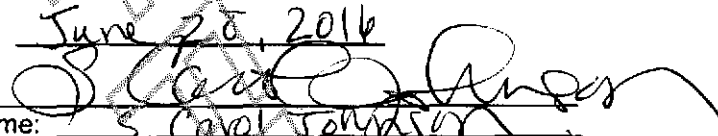


STATUTORY WARRANTY DEED
(continued)

State of Washington
County Okanogan of Okanogan

I certify that I know or have satisfactory evidence that Gerald Ratcliff is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Ronald Ratcliff and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 28, 2016


Name: S. Carol Johnson
Notary Public in and for the State of Washington
Residing at: Condit, WA
My appointment expires: 10/9/2019

Notary Public
State of Washington
S CAROL JOHNSON
My Appointment Expires Oct 9, 2019

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129314 / 5100-003-559-0000

Lot 559, SURVEY OF SHELTER BAY, DIVISION NO. 3, Tribal Allotted Lands of Swinomish Indian Reservation, as recorded in Volume 43 of Official Records, pages 839 through 842, under Auditor's File No. 737014, and amendment thereto recorded in Volume 66 of Official Records, page 462, under Auditor's File No. 753731, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

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 Survey of Shelter Bay, Division No. 3.

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 and conditions of the leasehold estate described in Schedule "A".
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

AMENDED by instrument:

Recorded: August 19, 1970, July 18, 1972, June 12, 1987, July 7, 1989, May 15,

EXHIBIT "B"

Exceptions (continued)

- 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, 771238, 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,
201305310138, 201506230053 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. 200902250127, records of Skagit County, Washington
Providing: Special Assessments
8. City, county or local improvement district assessments, if any.
9. Dues, charges and assessments, if any, levied by Shelter Bay Company.
10. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.