

When recorded return to:
Trudy D. Cobb
790 Shelter Bay Drive
La Conner, WA 98257



201608150150

Skagit County Auditor \$76.00
8/15/2016 Page 1 of 4 3:53PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St.
Mount Vernon, WA 98273
Escrow No.: 620028066

CHICAGO TITLE

620028066

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gerald W. George and Mary Mollie Rights, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Trudy D. Cobb, an unmarried person
the following described real estate, situated in the County of Skagit, State of Washington:

The Leasehold estate affecting the following land created by the instrument here in referred to as the
Lease whis is identified as follows

Dated: August 1, 1975
Recorded: March 28, 1977
Auditor's No.: 853407, records of Skagit County, Washington
Lessor: Shelter Bay Company, a Washington corporation
Lessee: Herbert M. Bolinski and Phyllis Bolinski, husband and wife
Disclosed by: Memorandum of Lease
Term: June 30, 2044

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 3558
AUG 15 2016

Amount Paid \$952.13
Skagit Co. Treasurer
By *MB* Deputy

The Lessee's interest was assigned by successive instruments, the last of which was
Recorded: September 22, 2005
Auditor's No.: 200509220204, records of Skagit County, Washington
Assignee: Gerald W. George and Mary Millie Rights, husband and wife

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

Recorded: _____

Auditors No.: 201608150149

Lot 790, 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): P129457 / 5100-004-790-0000,

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: August 10, 2016

Gerald W. George
Gerald W. George

Mary Mollie Rights
Mary Mollie Rights

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Gerald W. George and Mary Mollie Rights are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 10, 2016

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

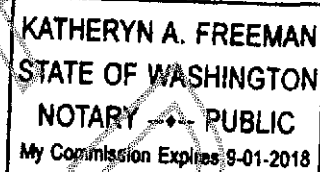


EXHIBIT "A"

Exceptions

1. 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
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, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: July 8, 1970
Auditor's No(s): 740963, records of Skagit County, Washington
Executed By: Shelter Bay Company, a Washington corporation

AMENDED by instrument:
Recorded: 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.: 771239; 8706120006; 8907070110; 9005150058; 9105170025; 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. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded:
Auditor's No(s): 740963 and 9505160046, records of Skagit County, Washington
Imposed By: Shelter Bay Community, Inc.
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 20, 1993
Recording No.: 9304200098
7. 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
8. City, county or local improvement district assessments, if any.
9. Dues, charges, and assessments, if any, levied by Shelter Bay Company.

EXHIBIT "A"

Exceptions
(continued)

10. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc..