

When recorded return to:

John Michael Sturgis and Janice Marie Sturgis
732 Tillamuk Drive
La Conner, WA 98257



201608290224

Skagit County Auditor

\$76.00

8/29/2016 Page

1 of

4 3:52PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028375

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20163810

AUG 29 2016

Amount Paid \$ 2568.²⁰

Skagit Co. Treasurer

By *mm* Deputy

CHICAGO TITLE

620028375

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott D. Partridge and Libby A. Partridge, 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 John Michael Sturgis and Janice Marie Sturgis, a married couple

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

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

Dated: March 10, 1974

Recorded: March 18, 1974

Auditor's No.: 798017, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington Corporation

Lessee: Donald M Gregory, a single man

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

Recorded: August 29, 2016

Auditor's No.: 201608290223

Lot 732, 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. 749962, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): S3302020183 1 P128902

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 27, 2016

Scott D. Partridge
Scott D. Partridge

Libby A. Partridge
Libby A. Partridge

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

Scott D. Partridge and Libby A. Partridge

is/are 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: August 29, 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

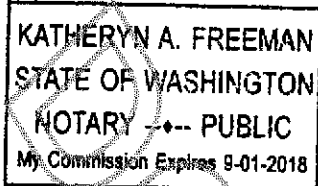


EXHIBIT "A"
Exceptions

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; June 23, 2015 and July 20, 2016
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, 201105260120, 201305310138, 201506230053 and 201607200052 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. Record of Survey

Recording Date: September 10, 1991
Recording No.: 9109100003
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.
10. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc..

EXHIBIT "A"
Exceptions
(continued)

Trust Improvement Use & Occupancy Tax and charges; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.