

**When recorded return to:**

Dennis O'Bryan and Margaret O'Bryan  
910 Bannock Place  
LaConner, WA 98257



201608310019

Skagit County Auditor

\$76.00

3/31/2016 Page

1 of

4 9:23AM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620028274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20163844

AUG 31 2016

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Elizabeth A Landry, an unmarried person as her separate property  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Dennis O'Bryan and Margaret O'Bryan, husband and wife  
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: September 10, 1970

Recorded: October 6, 1970

Auditor's No.: 744285, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: William Stewart Tittle and Linda Miller Tittle, 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: August 31, 2016

Auditors No.: 201608310018

Lot 464, 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.

Abbreviated Legal: Lot 464 Shelter Bay Div. 3

Tax Parcel Number(s): P6697

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: August 22, 2016

Elizabeth A. Landry  
Elizabeth A Landry

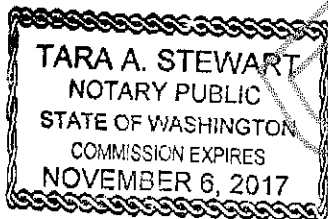
State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that

Elizabeth A. Landry  
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: 8/29/16

Tara A. Stewart  
Name: Tara A. Stewart  
Notary Public in and for the State of WA  
Residing at: Marjville  
My appointment expires: 11-10-17



**EXHIBIT "A"**  
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, covenants, conditions, and provisions of the lease referred to on page one hereof, and the effect of any failure to comply with the terms covenants, conditions and provisions thereof.

4. Any defect in or invalidity of, or any matters relating to the leasehold estate described on page one

4. 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, 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, 20105250120, 201305310138, 201506230053, 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;

Recorded: June 27, 1969

Auditor's No.: 737015, records of Skagit County, Washington

Imposed By: Shelter Bay Community, Inc.

AMENDED by instrument(s):

## EXHIBIT "A"

### Exceptions (continued)

Recorded: May 16, 1995 and May 7, 1998  
Auditor's No(s): 9505160046 and 9805070092, records of Skagit County, Washington

6. 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: 200902260127, records of Skagit County, Washington  
Providing: Special Assessments
7. City, county or local improvement district assessments, if any.
8. Dues, charges and assessments, if any, levied by Shelter Bay Company.
9. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.