

When recorded return to:

Lawrence C. Tagala and Damaris Coppage,
Trustees
885 Shoshone Drive
La Conner, WA 98257



Skagit County Auditor
9/30/2016 Page

1 of

5 3:41PM

\$77.00

20164515
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 30 2016

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028603

Amount Paid \$ 4967⁶⁴
By Skagit Co. Treasurer
Deputy
YMF

CHICAGO TITLE
620028603

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth Lee and Marnie Lee, 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

Lawrence C. Tagala and Damaris Coppage, Trustees of the Lawrence C Tagala and Damaris
Coppage 2014 Revocable Inter Vivos Trust dated June 25, 2014

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: June 1, 1977

Recorded: June 1, 1977

Auditor's No.: 857411

Lessor: Fidalgo Inc., a Washington corporation

Lessee: Leonard W Crosby and Adele K Crosby

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

Recorded: 201609300228

Auditor's No.: _____

Lot 885, AMENDED SURVEY OF SHELTER BAY DIV. 5, Tribal and Allotted Lands of Swinomish
Indian Reservation, as recorded on June 2, 1976, in Volume 1 of Surveys, pages 184 through
186, under Auditor's File No. 836134, records of Skagit County, Washington.

STATUTORY WARRANTY DEED
(continued)

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P128924 / 5100-005-885-0000,

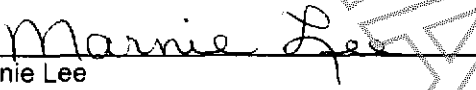
Subject to:

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

Dated: September 28, 2016



Kenneth Lee



Marnie Lee

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Kenneth Lee and Marnie Lee
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: 9/29/14

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2019

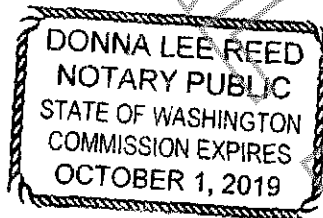


EXHIBIT "A"
Exceptions

1. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof.
2. 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.
3. 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 AMENDED SURVEY OF SHELTER BAY DIV. 5.

Recording No: 836134

4. A leasehold estate, upon and subject to all of the provisions therein contained, as created by that certain lease;

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.

5. 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: March 17, 1970
Auditor's No(s): 737017, 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;

EXHIBIT "A"

Exceptions (continued)

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, 2007, May 5, 2009, May 25, 2010, May 31, 2013 and July 20, 2016

Auditor's No.: 742573; 836136; 838370; 8706120004; 8907070110; 9005150058; 9107220050; 9105170025; 9107220051; 9205200023; 9205200024; 9205200025; 9505160046; 9605140103; 9705140180; 9805070092; 9905070119; 200005100092; 200005100093; 200105090101; 200205160173; 200501280090; 200505190051, 200505190052, 200712180107, 200802290010, 200905050047, 201105250120, 201305310138, 201506230053 and 201607200052

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 and August 7, 1990
Auditor's No.: 728259 and 9008070009, records of Skagit County, Washington
Imposed By: Shelter Bay Community, Inc.
7. 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.
8. 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
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Shelter Bay Company.
11. Assessments, if any, levied by Shelter Bay Community, Inc..

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.