

When recorded return to:
John Ward Phillips
JLK Family LLC, a Washington limited liability
company
818 Shoshone Drive
La Conner, WA 98257



Skagit County Auditor **\$76.00**
12/9/2016 Page 1 of 4 11:48AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620029276

CHICAGO TITLE
620029276

STATUTORY WARRANTY DEED

THE GRANTOR(S) James M. Seaver and Pamela L. Seaver, 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 JLK Family LLC, a Washington limited liability company and Jon William Galbraith and Deborah Sue Galbraith, as trustees of the "Jon William Galbraith Trust" and the "Deborah Sue Galbraith Trust"

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 which is identified as follows:

Dated: September 18, 1977
Recorded: July 2, 1979
Auditor's No.: 7907020062, records of Skagit County, Washington
Lessor: Shelter Bay Company, a Washington corporation
Lessee: Victoria Henry
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: November 16, 1994
Auditor's No.: 9411160106, records of Skagit County, Washington
Assignee: James M. Seaver and Pamela L. Seaver, husband and wife

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

Recorded: December 9, 2016

Auditors No.: 201612090079

Lot 822, 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.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P7035 / 5100-005-822-0000

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 7, 2016

[Signature]
James M. Seaver

[Signature]
Pamela L. Seaver

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that James M. Seaver and Pamela L. Seaver
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: December 7, 2016

[Signature]
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Granite Falls
My appointment expires: 06/29/2019

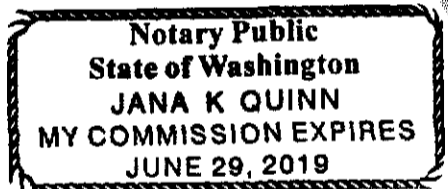


EXHIBIT "A"
Exceptions

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; 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.

EXHIBIT "A"

Exceptions
(continued)

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 (amounts do not include interest and penalties):

Year: 2016
Tax Account No.: P7035
Assessed Value: \$0.00

There are no improvements located on said parcel for taxation.