

When recorded return to:
Robert L. Ferari and Anne M. Ferari
PO Box 25370
Federal Way, WA 98093



201612270199

Skagit County Auditor \$77.00
12/27/2016 Page 1 of 5 2:10PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028556

CHICAGO TITLE
620028556

STATUTORY WARRANTY DEED

THE GRANTOR(S) Allan Womac and Mary Ann Womac, 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 Robert L. Ferari and Anne M. Ferari, a married couple

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: December 6, 1976
Recorded: September 12, 1978
Auditor's No.: 809564, records of Skagit County, Washington
Lessor: Shelter Bay Company, A Washington Corporation
Lessee: Joseph P. Epler and Fern C. Epler, 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: March 22, 1999
Auditor's No.: 9903220089, records of Skagit County Washington
Assignee: Allan Womac and Mary Ann Womac, husband and wife

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20165815
DEC 27 2016

Amount Paid \$584.76
By Skagit Co. Treasurer
Deputy

Abbreviated legal:
Lot III Revised Map of Shelter Bay Div. 2
Parcel: P128830

STATUTORY WARRANTY DEED
(continued)

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

Recorded: December 27, 2016

Auditor's No.: 201612270198

Lot 111 of REVISED MAP OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservations, as recorded March 17, 1970, in Volume 43 of Official Records, pages 833 through 838, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P128830 / 5100-002-111-0000,

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Dated: December 15, 2016

AK Womac
Allan Womac

Mary Ann Womac
Mary Ann Womac

STATUTORY WARRANTY DEED
(continued)

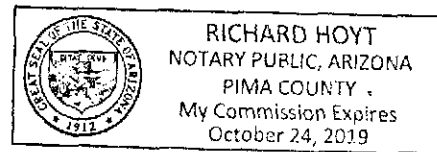
State of AZ

County of Pima

I certify that I know or have satisfactory evidence that Mary Ann Womac is the persons who appeared before me, and said persons acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11-17-16

Name: RICHARD HOYT
Notary Public in and for the State of AZ
Residing at: 74509
My appointment expires: 10-24-19



State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Allan Womac is the persons who appeared before me, and said persons acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/19/16
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Wauville, WA
My appointment expires: 10/1/2019

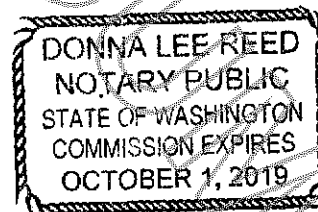


EXHIBIT "A"
Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof;
Dated: August 16, 1968
Recorded: August 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.

2. Terms and conditions, of the leasehold estate described in Schedule A of policy referred to in Exhibit B hereof, and the effect of any failure to comply with the terms covenants, conditions and provisions thereof.
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 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: June 27, 1969
Auditor's No(s): 728259, 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, 2008, May 5, 2009, May 25, 2011, May 31, 2013, June 23, 2015 and July 20, 2016
Auditor's No.: 742573; 755472; 771237; 8706120004; 8907070110; 9005150058; 9107220050; 9107220051; 9205200023; 9205200024; 9205200025; 9505160046; 9605140103; 9705140180; 9805070092; 9905070119; 200005100092; 200005100093; 200105090101; 200205160173; 200501280090; 200505190051; 200505190052; 200712180107; 200802290010; 200905050047; 201105250120; 201305310138; 201506230053 and 201607200052 records of Skagit County Washington

EXHIBIT "A"

Exceptions (continued)

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.: 728259, records of Skagit County, Washington
Imposed By: Shelter Bay Community, Inc.

AMENDED by instrument:

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

6. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 15, 1975
Auditor's No.: 821974, records of Skagit County, Washington
In favor of: Swinomish Indian Tribe
For: To excavate for, install, replace, improve, maintain and use an 8 inch
diameter water main, concrete meter vault and appurtenances

Note: Exact location and extent of easement is undisclosed of record.

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