

**When recorded return to:**

Dale R. Zinser and Christine A. Zinser, Trustees for  
the Zinser Family Trust  
22522 170th Ave S  
Monroe, WA 98272



201612290076

Skagit County Auditor **\$76.00**  
12/29/2016 Page 1 of 4 1:41PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028944

**CHICAGO TITLE**  
620028944

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Murray Laidley and Valerie Laidley, 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 Dale R. Zinser and Christine A. Zinser, Trustees for the Zinser  
Family Trust - Fund A

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: August 22, 1997  
Recorded: August 3, 1989  
Auditor's No.: 8908030088, records of Skagit County, Washington  
Lessor: Fidalgo, Inc, a Washington corporation  
Lessee: Michael J. Medalia and Gene H. Medalia  
Disclosed by: Memorandum of Lease  
Term: For a period of time terminating on June 30, 2044

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
20165867  
DEC 29 2016

Amount Paid \$ 6085.48  
Skagit Co. Treasurer  
By *mm* Deputy

The Lessor's interest now held of record:

By: Shelter Bay Company, a Washington corporation

The Lessee's interest was assigned by successive instruments, the last of which was

Dated: August 9, 2007  
Recorded: August 15, 2007  
Auditor's No.: 200708150173, records of Skagit County, Washington  
Assignee: Murray Laidley and Valerie Laidley, husband and wife

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

Recorded: December 29, 2016  
Auditors No.: 201612290075

Lot 846, 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): P129496/ 5100-005-846-0000,

STATUTORY WARRANTY DEED

(continued)

Subject to:

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

Dated: 12/21/2014

Murray Laidley  
Murray Laidley

Valerie Laidley  
Valerie Laidley

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Murray Laidley and Valerie Laidley  
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: 12/21/2014

Deborah K. Flick  
Name: DEBORAH K. FLICK

Notary Public in and for the State of WA

Residing at: Arlington

My appointment expires: 8/19/18



**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: March 17, 1970

Auditor's No.: 737017, 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..