

When recorded return to:
Sean A. Seaberg and Amanda M. Seaberg
3406 K Ave
Anacortes, WA 98221



201702130178

Skagit County Auditor

\$77.00

2/13/2017 Page

1 of

5 3:49PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029729

CHICAGO TITLE

620029729

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marlene Baughn, an unmarried woman,

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Sean A. Seaberg and Amanda M. Seaberg, husband and wife

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: October 10, 1972

Recorded: March 26, 1984

Auditor's No.: 8403260037

Lessor: Shelter Bay Company, a Washington Corporation

Lessee: Eugene L Stonehocker and Josephine N Stonehocker, husband and wife

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

Recorded: February 13, 2017

Auditor's No.: 201702130177

Lot 752, Survey of Shelter Bay Division 4, according to the survey recorded July 8, 1970 in Volume 48 of official records, pages 627 through 631, under Auditor's File No. 740962, records of Skagit County, Washington.

Situate in Skagit County, Washington

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017579

FEB 13 2017

Amount Paid \$ 2240.68
Skagit Co. Treasurer
By nam Deputy

STATUTORY WARRANTY DEED
(continued)

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

Tax Parcel Number(s): P128907

Subject to:

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

Dated: February 2, 2017

Mariene Baughn, by *Steve Costello* her Attorney-in-Fact
Mariene Baughn, by Steve Costello, her
Attorney-in-Fact *aka Stephen W. Costello*

STATUTORY WARRANTY DEED

United Mexican States
Federal District
City of Mexico
Embassy of the United
States of America

(continued)

s.s.

State of

of

Sarah D. Glassburner-Moen
Vice Consul
Mexico City, Mexico

I certify that I know or have satisfactory evidence that Steve Costello (s) are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Attorney-in-Fact of Marlene Baughn to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated:

FEB 10 2017

Sarah D. Glassburner-Moen

Sarah D. Glassburner-Moen
Vice Consul
Mexico City, Mexico

Name:

Notary Public in and for the State of

Residing at: Mexico City, Mexico

My appointment expires:

PRESIDENTIAL COMMISSIONS ARE PERMANENT

EXHIBIT "A"
Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof;
Dated: July 31, 1969
Recorded: August 11, 1969
Auditor's No.: 729786, records of Skagit County, Washington
Lessor: The Swinomish Indian Tribal Community, et al
Lessee: Shelter Bay Company, a Washington corporation
Affects: Said premises and other property
2. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof.
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, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: July 8, 1970
Auditor's No(s): 740963, records of Skagit County, Washington
Executed By: Shelter Bay Company, a Washington corporation

AMENDED by instrument:
Recorded: 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.: 771239; 8706120006; 8907070110; 9005150058; 9105170025; 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
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s),
Recorded:
Auditor's No(s): 740963 and 9505160046, records of Skagit County, Washington
Imposed By: Shelter Bay Community, Inc.
6. Record of Survey

EXHIBIT "A"

Exceptions
(continued)

Recording Date: May 3, 1995
Recording No.: 9505030043

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 Company.
10. Dues, charges, and 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.