

When recorded return to:
James L Hargrove and Glenda N Hargrove
354 Stillaguamish PL
La Conner, WA 98257



Skagit County Auditor \$76.00
2/24/2017 Page 1 of 4 11:39AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620027801

CHICAGO TITLE
620027801

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017713
FEB 24 2017

Amount Paid \$ 1268.80
Skagit Co. Treasurer
By *MMA* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Randy R Richards and Amylynn D Richards, 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 James Lee Hargrove and Glenda Nell Hargrove, husband and wife

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: April 19, 1972
Recorded: November 17, 1976
Auditor's No.: 846119, records of Skagit County, Washington
Lessor: Shelter Bay Company, a Washington corporation
Lessee: Paul Lee Gibson and Dorothy M Gibson, 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 interuments, the last of which was
Recorded: August 10, 2007
Auditor's No.: 200708100101, records of Skagit County, Washington
Assignee: Randy R. Richards and AmyLynn D. Richards, husband and wife

Assignment of Leasehold Estate and the terms, profisions and conditions thereof:
Recorded: February 24 2017
Auditor's No.: 201702240065

Lot 354, 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): P129173 / S340235122,

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10 Jan 17

[Signature]
Randy R Richards

[Signature]
Amylynn D Richards

State of Florida

County of Duval

I certify that I know or have satisfactory evidence that
Randy R. RICHARDS and Amylynn D. Richards
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: JAN. 10, 2017

[Signature]
Name: Michael Tippit - Notary Public
Notary Public in and for the State of Florida
Residing at: 1730 Lightsey Rd., St. Augustine, FL 32084
My appointment expires: 7/17/17



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, 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 on page 1 which would be disclosed by an examination of the unrecorded lease referred to in the memorandum referenced therein.
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 and June 23, 2015
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 and 201506230053, 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;
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

EXHIBIT "A"

**Exceptions
(continued)**

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Shelter Bay Company.
10. Assessments, if any, levied by Shelter Bay Community, Inc.,