

When recorded return to:
James T. Cushman and Jana M. Vanatova
108 Lummi Drive
La Conner, WA 98257



201704030179

Skagit County Auditor

\$76.00

4/3/2017 Page

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4 4:02PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029962

CHICAGO TITLE
620029962

STATUTORY WARRANTY DEED

THE GRANTOR(S) Janet M. Harper, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to James T. Cushman and Jana M. Vanatova, 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: July 5, 1976
Recorded: March 9, 1982
Auditor's No.: 8203090034, records of Skagit County, Washington
Lessor: Shelter Bay Company, a Washington corporation
Lessee: Charles C. Cunningham and Olive R. Cunningham, husband and wife
Disclosed by: Memorandum of Lease

Assignment of Leasehold Estate and terms, provisions and conditions thereof

Recorded: April 3, 2017

Auditor's No.: 201704030178

Lot 108, "Revised Map of Survey 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, under Auditor's File No. 737013, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P128829/ 5100-002-108-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017/337
APR 03 2017

Amount Paid \$5042.40
Skagit Co. Treasurer
By Mam Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 28, 2017

Janet M. Harper
Janet M. Harper

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Janet M. Harper is the person who appeared before me, and said person 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: March 30, 2017



Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

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 and referred to in Schedule "A" of policy 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, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Shelter Bay Div. 2:

Recording No: 728258

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Revised Map of Survey of Shelter Bay Div. 2:

Recording No: 737013

6. 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)

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

8. 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.

9. 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

10. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 11, 1994
Recording No.: 9402110088
Matters shown: Property boundaries

11. 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.
12. City, county or local improvement district assessments, if any.
13. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc.
14. Dues, charges and assessments, if any, levied by Shelter Bay Company.