



201704120031

Skagit County Auditor

\$77.00

4/12/2017 Page

1 of

5 2:12PM

When recorded return to:

Gail M Romero and Bruce E Romero
751 Tillamuk Drive
La Conner, WA 98257

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030297

CHICAGO TITLE

620030297

STATUTORY WARRANTY DEED

THE GRANTOR(S) Keith W Munson and Ruby Dawn Munson, as Co-Trustees of The Munson Family Trust, dated March 27, 1995

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Gail M Romero and Bruce E Romero, wife and husband

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: September 15, 1976

Recorded: November 22, 1985

Auditor's No.: 851122012, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington Corporation

Lessee: Eugene Sickler and Jean Cort Sickler, husband and wife

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2017 1469
APR 12 2017

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

Recorded: April 12, 2017

Auditor's No.: 201704120030

Amount Paid \$2158.80
Skagit Co. Treasurer
By *Wm* Deputy

Lot 751, 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

P129436
S3302020226

STATUTORY WARRANTY DEED
(continued)

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

Tax Parcel Number(s): P129436 ~~L-83302020026~~ S3302020226

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Dated: April 10, 2017

The Munson Family Trust, dated March 27, 1995

BY: Keith W Munson Trustee
Keith W Munson, Co-Trustee

BY: Ruby Dawn Munson Trustee
Ruby Dawn Munson, Co-Trustee

STATUTORY WARRANTY DEED
(continued)

State of Arizona
County of Pinal

I certify that I know or have satisfactory evidence that Keith W. Munson,
Ruby Dawn Munson
is/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 Co-Trustees of The Munson Family Trust, dated March 27, 1995 to be the free
and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 04-10-2017

Laurianne Blakely
Name: Laurianne Blakely
Notary Public in and for the State of Arizona
Residing at: Queen Creek, AZ 85142
My appointment expires: 09-25-2019

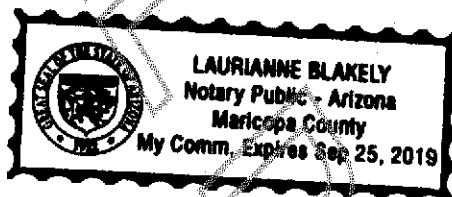


EXHIBIT "A"
Exceptions

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.

EXHIBIT "A"

Exceptions
(continued)

6. 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 Survey:

Recording No: 200204040977

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.