

When recorded return to:
Monte S. Hicks and Phyllis E. Hicks
274 Cowlitz Place
LaConner, WA 98257



Skagit County Auditor
6/13/2017 Page

1 of 5 11:35AM
\$77.00

CHICAGO TITLE
620030805

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kevin C. Knudson and Lori A. Knudson, 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 Monte S. Hicks and Phyllis E. Hicks, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

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

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

Lot(s): 274 Revised Map of Shelter Bay Div. 2 Tax/Map ID(s):

Tax Parcel Number(s): P129118 / 5100-002-274-0000.

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.

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

Recorded: June 13, 2017
Auditor's No: 201706130029

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172586
JUN 13 2017

Amount Paid \$ 2301.20
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Subject to:

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

Dated: June 1, 2017

Kevin C. Knudson
Kevin C. Knudson
Lori A. Knudson
Lori A. Knudson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kevin C. Knudson and Lori A. Knudson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 7, 2017

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Granite Falls
My appointment expires: 06/29/2019

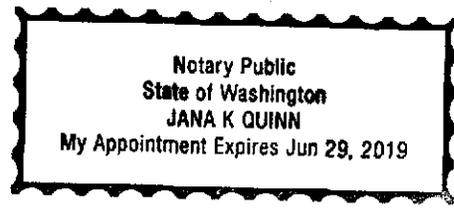


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129118 / 5100-002-274-0000

Lot 274, REVISED MAP OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservation 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.

EXHIBIT "B"
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, 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

4. 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

5. 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

EXHIBIT "B"

Exceptions
(continued)

Note: Exact location and extent of easement is undisclosed of record.

6. 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
7. Shelter Bay Construction Permit, including the terms, covenants and provisions thereof;

Recording Date: May 5, 1993
Recording No.: 9305050046
8. City, county or local improvement district assessments, if any.
9. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc.
10. Dues, charges and assessments, if any, levied by Shelter Bay Company.