

When recorded return to:  
Catherine Ann Markham  
1952 Journey End Lane  
Camano Island, WA 98282



Skagit County Auditor  
6/22/2017 Page 1 of 4 3:40PM \$78.00

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030298

**CHICAGO TITLE**  
620030298

### STATUTORY WARRANTY DEED

THE GRANTOR(S) William R. Tomkinson, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00)  
in hand paid, conveys, and warrants to Catherine Ann Markham, an unmarried person

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: May 13, 1970

Recorded: June 15, 1970

Auditor's No.: 9812030059, records of Skagit County, Washington

Lessor: Shelter Bay Company

Lessee: Leonard A. Back and Kathryn R. Back, husband and wife

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

Recorded: June 22, 2017

Auditor's No.: 201706220084

Tax Parcel Number(s): P129228 / 5100-003-419-0000 / S3302020110

Lot 419, SURVEY OF SHELTER BAY, DIVISION NO. 3, Tribal Allotted Lands of Swinomish  
Indian Reservation, as recorded in Volume 43 of Official Records, pages 839 through 842, under  
Auditor's File No. 737014, and amendment thereto recorded in Volume 66 of Official Records,  
page 462, under Auditor's File No. 753731, records of Skagit County, Washington.

**STATUTORY WARRANTY DEED**  
(continued)

Situated in Skagit County, Washington.

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

Subject to:

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

Dated: June 19, 2017

[Signature]  
William R. Tomkinson

2017-2759  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 22 2017

Amount Paid \$ 3420.00  
Skagit Co. Treasurer  
By [Signature] Deputy

City \_\_\_\_\_  
State of Washington Cal. song  
County of Skagit Alberta  
Province \_\_\_\_\_

I certify that I know or have satisfactory evidence that William R. Tomkinson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 20 2017.

Name: BALRAJ CHHOKER  
Notary Public in and for the State of \_\_\_\_\_ Notary Public  
Residing at: \_\_\_\_\_ in and for the  
My appointment expires: \_\_\_\_\_ Province of Alberta  
**BALRAJ CHHOKER**  
Barrister & Solicitor

**NO LEGAL ADVICE SOUGHT OR GIVEN**

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 of Shelter Bay, Division No. 3.

2. Lease, including the terms and conditions thereof, and any failure to comply with the terms, covenants, conditions, and provisions;

Dated: August 16, 1968  
Recorded: April 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.

3. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof, and the effect of any failure to comply with the terms covenants, conditions and provisions thereof.
4. 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.
5. Covenants, conditions and restrictions 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 in the document  
Recording Date: June 27, 1969  
Recording No.: 737015  
Executed by: Shelter Bay Company, a Washington corporation

AMENDED by instrument:

**EXHIBIT "A"**

**Exceptions  
(continued)**

Recorded: August 19, 1970, July 18, 1972, June 12, 1987, July 7, 1989, May 15, 1990, May 17, 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; February 29, 2008, May 5, 2009, May 25, 2011, May 31, 2013, June 6, 2015 and July 20, 2016

Auditor's No.: 742574, 771238, 8706120005, 8907070110, 9005150058, 9105170025, 9107220050, 9107220051, 9205200023, 9205200024, 9205200025, 9505160046, 9605140103, 9705140180, 9805070092, 9905070119, 200005100092, 200005100093, 200105090101, 200205160173; 200501280090; 200505190051, 200505190052, 200712180107 200802290010, 200802290010, 200905050046, 200905050047, 201105250120, 201305310138, 201508230053, and 201607200052 records of Skagit County, Washington

6. 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.: 737015, records of Skagit County, Washington  
Imposed By: Shelter Bay Community, Inc.

AMENDED by instrument(s):

Recorded: May 16, 1995 and May 7, 1998  
Auditor's No(s): 9505160046 and 9805070092, records of Skagit County, Washington

7. Agreement, including the terms and conditions thereof, entered into;  
By: Shelter Bay Community, Inc.  
And Between: Shelter Bay Community Division No. 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.