

When recorded return to:

Dawn Eggert
513 Kloshe Way
La Conner, WA 98257



201707060036

Skagit County Auditor

\$78.00

7/6/2017 Page

1 of

6 11:34AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031117

CHICAGO TITLE

620031117

STATUTORY WARRANTY DEED

THE GRANTOR(S) Clifford Cook and Carol J. Cook, 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 Dawn Eggert, an unmarried woman

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): 513 SHELTER BAY DIV. 3

Tax Parcel Number(s): P129287 / 5100-003-513-0000

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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173041

JUL 06 2017

Amount Paid \$1954.10

Skagit Co. Treasurer

By *M. M.* Deputy

STATUTORY WARRANTY DEED

(continued)

Recorded: July 6, 2017

Auditor's No. 20170706 0035

Subject to:

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

Dated: June 21, 2017

Clifford Cook
Clifford Cook

Carol J. Cook
Carol J. Cook

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Clifford Cook and Carol J. Cook 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: July 3, 2017

Kathryn A. Freeman
Name: Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at: Snohomish co.

My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129287 / 5100-003-513-0000

Lot 513, 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.

Situated in Skagit County, Washington.

EXHIBIT "B"
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 Exhibit 'B' 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 Exhibit 'B' which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Exhibit 'B'.
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:

Recorded: August 19, 1970, July 18, 1972, June 12, 1987, July 7, 1989, May 15,

EXHIBIT "B"

Exceptions (continued)

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
23, 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, 201506230053, 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. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

EXHIBIT "B"

Exceptions (continued)

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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