

When recorded return to:

Kenneth G. Gundrum and Kayla N. Gundrum
23 Makah Way
La Conner, WA 98257



Skagit County Auditor

\$76.00

7/6/2017 Page

1 of

4 3:50PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031265

CHICAGO TITLE

620031265

STATUTORY WARRANTY DEED

THE GRANTOR(S) Catherine Gwinn Shick, 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 Kenneth G. Gundrum and Kayla N. Gundrum, a married couple

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

Lot 23, SHELTER BAY DIV. 1, according to the plat thereof, recorded in Volume 9 of Plats, pages
80 and 81, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173058
JUL 06 2017

Amount Paid \$5042.40
Skagit Co Treasurer

By [Signature] Deputy

Tax Parcel Number(s): P69103 / 3998-000-023-0001,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 28, 2017

X *Catherine Gwinn Shick*
Catherine Gwinn Shick

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Catherine Gwinn Shick 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: 7/5/17

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2019

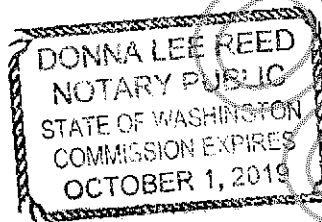


EXHIBIT "A"
Exceptions

1. 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 Division No. 1:

Recording No: 730373

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 17, 1970
Auditor's No(s): 737018, records of Skagit County, Washington
In favor of: Gene Dunlap
For: Ingress, egress, drainage, and underground utilities
Affects: All private roads within the Plat of Shelter Bay Div. 1
3. Special platting provisions pertaining to a sanitary sewer system as noted on the face of said plat and as more fully appears in that certain document recorded August 28, 1969, under Auditor's File No. 730371, records of Skagit County, Washington. Affects Shelter Bay Division No. 1.
4. 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: August 28, 1969
Auditor's No(s): 730374, records of Skagit County, Washington
Executed By: Shelter Bay Company, a Washington corporation
Affects: Shelter Bay Division 1

AMENDED by instrument:

Recorded: August 19, 1970, July 18, 1972, June 12, 1987, July 7, 1989, May 15, 1990, May 17, 1991, July 22, 1991, May 20, 1992, 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.: 742572; 771236; 8706120003; 8907070110; 9005150058; 9105170025; 9107220050; 9107220051; 9205200023; 9205200024; 9205200025; 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)

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: August 29, 1969; August 19, 1970; and, January 29, 1993
Auditor's No.: 730374; 742572; and, 9301290035
Records of: Skagit County, Washington
Imposed By: Shelter Bay Community, Inc.
Affects: Shelter Bay Division No. 1
6. Record of Survey

Recording Date: January 11, 2000
Recording No.: 200001110053
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 Community, Inc.
10. Dues, charges and assessments, if any, levied by Shelter Bay Company.