

When recorded return to:
Robert G Harrington
2621 143rd Lane SW
Lynnwood, WA 98087



Skagit County Auditor
7/11/2017 Page

1 of

\$78.00

6 10:08AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031315

CHICAGO TITLE 620031315

STATUTORY WARRANTY DEED

THE GRANTOR(S) George L Harris and Virginia A Harris, 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 Robert G Harrington, an unmarried man

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): 127 REVISED MAP OF SHELTER BAY DIV 2

Tax Parcel Number(s): P128996 / S3302010018

*** See pg 2
Subject to:

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

Dated: July 5, 2017

George L Harris

Virginia A Harris

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173144
JUL 11 2017

Amount Paid \$ 5807.80
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED

(continued)

*** The Leasehold estate affecting the following land created by the instrument here in referred to as the Lease which is identified as follows:

Dated: October 1, 1969
Recorded: April 18th, 1977
Auditor's No.: 854730, records of Skagit County
Lessor: Shelter Bay Company, a Washington corporation
Lessee: Powell L. Everett and Arlene D. Everett
Disclosed by: Memorandum of Lease
Term: For a period of time terminating on June 30, 2044

The Lessee's Interest was assigned by successive instruments, the last of which was

Dated: January 21, 2006
Recorded: January 26, 2006
Auditor's No.: 200601260122, records of Skagit County, Washington
Assignee: George L Harris and Virginia A Harris, as joint tenants

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

Recorded: 7-11-17
Auditor' No.: 201707110028

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that George L Harris and Virginia A Harris 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 10 2017

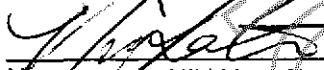

Name: Nikki Lee Enters
Notary Public in and for the State of WA
Residing at: Langley
My appointment expires: 9/9/2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P128996 / S3302010018

Lot 127, REVISED MAP OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservations, as recorded March 17, 1970, in Volume 42 of Official Records, pages 833 through 838, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 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.

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

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

EXHIBIT "B"

Exceptions (continued)

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

6. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: June 17, 1981
Auditor's No.: 8106170009, records of Skagit County, Washington
In favor of: Owners of Lot 126 and 127
For: Usage of dock easement

ASSIGNED by instrument(s):

Recorded: January 21, 2006
Auditor's No(s): 200601260123, records of Skagit County, Washington

7. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
8. Agreement, including the terms and conditions thereof, entered into;
By: Shelter Bay Community, Inc.
And Between: Shelter Bay Community Div.
Recorded: February 26, 2009
Auditor's No. 200902260127, records of Skagit County, Washington
Providing: Special assessments
9. City, county or local improvement district assessments, if any.
10. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc.
11. Dues, charges and assessments, if any, levied by Shelter Bay Company.