

When recorded return to:
Frederick S Adamson and Marie A Adamson
12206 11th PINE
Lake Stevens, WA 98258



Skagit County Auditor
7/31/2017 Page 1 of 4 \$77.00
9:42AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173510
JUL 31 2017

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500059164

Amount Paid \$0
Skagit Co. Treasurer
By *Mdm* Deputy

CHICAGO TITLE
500059164

STATUTORY WARRANTY DEED

THE GRANTOR(S) Diane Carol Mark, 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 Frederick S Adamson and Marie A Adamson, a married couple

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

Leasehold estate, as created by the instrument herein referred to as the Lease which is identified as follows:

Dated: August 17, 1969

Recorded: September 20, 1976

Auditor's No.: 842886, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Richard S. Clark and Jane Clark, husband and wife and Charles W. Hopley and Mary L. Hopley, husband and wife

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

Recorded: May 9, 2016

Auditor's No.: 201605090059, records of Skagit County, Washington

Assignee: Diane Carol Mark, a single person

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

Recorded: 7-31-17
Auditor's No.: 201707310012

Lot 67 of REVISED MAP OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservations, as recorded March 17, 1970, in Volume 43 of Official Records, pages 833

STATUTORY WARRANTY DEED
(continued)

through 838, records of Skagit County, Washington.

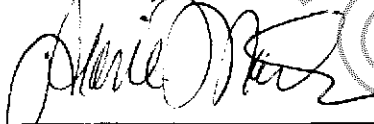
Situated in Skagit County, Washington.

Tax Parcel Number(s): P84064 / 5100-002-067-0000,

Subject to:

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

Dated: July 3, 2017



Diane Carol Mark

State of Washington

County of King

I certify that I know or have satisfactory evidence that

Diane Carol Mark
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 17, 2017



Name: Nicole S. Kerner

Notary Public in and for the State of Washington

Residing at: Sammamish

My appointment expires: 12-19-18

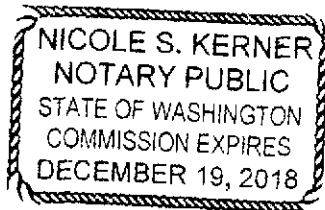


EXHIBIT "A"

Exceptions
(continued)

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.

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

EXHIBIT "A"

**Exceptions
(continued)**

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

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