

AFTER RECORDING MAIL TO:

Kathryn Lynn Jones
795 Shelter Bay Dr.
La Conner, WA 98257



Skagit County Auditor

\$82.00

8/1/2017 Page

1 of

9 3:45PM

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-163232-OE

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR JANETTE H. JONES, an unmarried person, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KATHRYN LYNN JONES, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

A leasehold interest in the following described tract:

Full legal description attached hereto

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 5100-004-795-0000, P129460

Lot 795 Shelter Bay DN 4

Dated July 27, 2017

Janette H Jones
Janette H Jones

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017-0578
AUG 01 2017

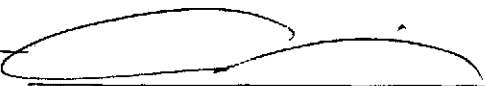
Amount Paid \$2536.00
Skagit Co. Treasurer
By ME Deputy

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Janette H Jones

is the person who appeared before me, and said person acknowledged that he/she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: July 27, 2017


Printed Name of Notary: Shelley Miner
Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 5-15-19

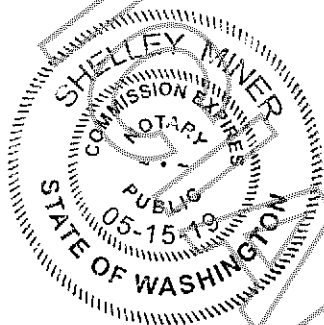


EXHIBIT A

A leasehold interest in the following described tract:

Lot 795, "SURVEY OF SHELTER BAY DIV. 4, Tribal and Allotted Lands of Swinomish Indian Reservation," as recorded in Volume 48 of Official Records, pages 627 through 631, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

A. LEASE, INCLUDING TERMS AND CONDITIONS THEREOF:

Lessor: Swinomish Indian Tribal Community, Emily Joe Bill,
Louise Joe, Lucinda Joe, et al
Lessee: Shelter Bay Company
For A Term Of: Beginning July 1, 1970 and terminating June 30, 2044
Dated: July 31, 1969
Recorded: August 11, 1969
Auditor's No.: 729786
(Said lease covers the subject property and other property)

B. Rights of way for roads together with the right of access by the grantor and his grantees, as set forth in the lease shown as Paragraph A herein, reference to the record hereby being made for full particulars.

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: June 19, 1970
Recorded: July 8, 1970
Auditor's No.: 740963
Executed By: Shelter Bay Company, a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED.

Declaration Dated: July 13, 1972
Recorded: July 18, 1972
Auditor's No.: 771239
Executed By: Shelter Bay Company, a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS

HERETO ATTACHED.

Declaration Dated:	Not Disclosed
Recorded:	June 12, 1987
Auditor's No.:	8706120006
Executed By:	Shelter Bay Company, a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS
HERETO ATTACHED.

Declaration Dated:	Not Disclosed
Recorded:	July 7, 1989
Auditor's No.:	8907070110
Executed:	Shelter Bay Company, a Washington corporation

- Continued -

EXCEPTIONS CONTINUED:

C. (Continued):

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS
HERETO ATTACHED.**

Declaration Dated:	Not Disclosed
Recorded:	July 22, 1991
Auditor's No.:	9107220051
Executed By:	Shelter Bay Company, a Washington corporation

Said instrument is a re-recording of a portion of instrument recorded May 15, 1990, under Auditor's File No. 9005150058.

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS
HERETO ATTACHED.**

Declaration Dated:	Not Disclosed
Recorded:	July 22, 1991
Auditor's No.:	9107220050
Executed By:	Shelter Bay Company, a Washington corporation

Said instrument is a re-recording of a portion of instrument recorded May 17, 1991, under Auditor's File No. 9105170025.

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS
HERETO ATTACHED.**

Declaration Dated:	Not Disclosed
Recorded:	May 20, 1992
Auditor's No.:	9205200023, 9205200024 and 9205200025
Executed By:	Shelter Bay Company, a Washington corporation

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS
HERETO ATTACHED:**

Declaration Dated:	Not Disclosed
Recorded:	June 20, 1994
Auditor's No.:	9406200066

Covenant and By-Law changes recorded May 16, 1995, under Auditor's File No. 9505160046.

- Continued -

EXCEPTIONS CONTINUED:

C. (Continued):

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS
HERETO ATTACHED:

Declaration Dated:	Not Disclosed
Recorded:	May 14, 1996
Auditor's No.:	9605140103

Covenant and By-Laws changes recorded May 14, 1997 and May 7, 1998, under Auditor's File
Nos. 9705140180 and 9805070092, respectively.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS
HERETO ATTACHED:

Recorded:	May 7, 1999
Auditor's No.:	9905070119

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS
HERETO ATTACHED:

Declaration Dated:	Not Disclosed
Recorded:	May 10, 2000
Auditor's No.:	200005100092

Covenants and By-Law changes recorded May 10, 2000 and May 9, 2001, under Auditor's File
Nos. 200005100093 and 200105090101, respectively.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS
HERETO ATTACHED:

Declaration Dated:	Not Disclosed
Recorded:	May 16, 2002
Auditor's No.:	200205160173

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS
HERETO ATTACHED:

Declaration Dated:	Not Disclosed
Recorded:	January 28, 2005
Auditor's No.:	200501280090

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS
HERETO ATTACHED:

Declaration Dated:	Not Disclosed
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Recorded:
Auditor's Nos.:

May 19, 2005
200505190051 and 200505190052

UNOFFICIAL DOCUMENT

EXCEPTIONS CONTINUED:

C. (Continued):

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS
HERETO ATTACHED:

Declaration Dated: February 27, 2008
Recorded: February 29, 2008
Auditor's No.: 200802290010

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS
HERETO ATTACHED:

Declaration Dated: May 4, 2009
Recorded: May 5, 2009
Auditor's No.: 200905050047

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS
HERETO ATTACHED:

Declaration Dated: May 9, 2011
Recorded: May 25, 2011
Auditor's No.: 201105250120

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS
HERETO ATTACHED:

Declaration Dated: May 22, 2013
Recorded: May 31, 2013
Auditor's No.: 201305310138

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS
HERETO ATTACHED:

Declaration Dated: June 10, 2015
Recorded: June 23, 2015
Auditor's No.: 201506230053

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS
HERETO ATTACHED:

Declaration Dated: July 14, 2016
Recorded: July 20, 2016
Auditor's No.: 201607200052

D. Terms, agreements and covenants in Lease referred to in Paragraph A herein.

EXCEPTIONS CONTINUED:

- E. Any law, ordinance or regulation of an Indian Tribe or Nation including, but not limited to, building and zoning ordinances, restricting or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance, or regulation.

Rights of eminent domain or rights of police power exercised by an Indian Tribe or Nation unless notice of the exercise of such rights appears in the public records at Date of Policy.

- F. Terms and conditions contained in Shelter Bay Community, Inc. Resolution No. 07-17 as recorded December 18, 2007, under Auditor's File No. 200712180107. (Copy attached)