

When recorded return to:

Susan C. Adams  
P.O. Box 157  
La Conner, WA 98257



201709150137

Skagit County Auditor

9/15/2017 Page

1 of

\$78.00  
5 3:24PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032340

CHICAGO TITLE  
020032340

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Steve J. Swigert and Crystal Swigert, 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 Susan C. Adams, an unmarried person

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): 472 SHELTER BAY DIV NO. 3 Tax/Map ID(s):

Tax Parcel Number(s): P6705 / 5100-003-472-0000,

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

Dated: October 15, 1971

Recorded: June 18, 1981

Auditor's No.: 8106180056, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: J. Herbert Gardner and Carl L. Gardner, husband and wife

Disclosed by: Memorandum of Lease

Term: For a period of time terminating on June 30, 2044

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

Recorded: September 15, 2017

Auditor's No.: 201709150136

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20174378

SEP 15 2017

Amount Paid \$0

Skagit Co. Treasurer

By M. M. M. Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Subject to:

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

Dated: September 13, 2017

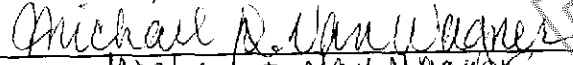
  
Steve J. Swigert

  
Crystal Swigert

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Steve J. Swigert and Crystal Swigert 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: 9-15-2021

  
Name: Michael D. Van Wagner  
Notary Public in and for the State of Washington  
Residing at: Woodinville  
My appointment expires: 5-1-2027

MICHAEL D. VAN WAGNER  
STATE OF WASHINGTON  
NOTARY -- PUBLIC  
My Commission Expires 05-01-2021

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P6705 / 5100-003-472-0000**

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Lot 472, 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 Schedule A 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 Schedule A which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Schedule A.
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 6, 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 and 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. Record of Survey  
Recording Date: May 13, 1997  
Recording No.: 9705130031
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.