

When recorded return to:

Michael Shevchuk
P.O. Box 476
La Conner, WA 98257



201709290161

Skagit County Auditor

\$78.00

9/29/2017 Page

1 of

5 3:21PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032184

CHICAGO TITLE
620032184

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lester Hofstad, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Michael Shevchuk, 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): 246 Shelter Bay Div. 2

Tax Parcel Number(s): P128841/ 5100-002-246-0000

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

Dated: July 1, 1974

Recorded: October 27, 1981

Auditor's No.: 8110270029, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Roderick B. Nolte and Dorothy A. Nolte, 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: June 12, 2017

Auditor's No.: 201706120161, records of Skagit County, Washington

Assignee: Lester T. Hofstad, a single person

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

Recorded:

Sept 29, 2017

Auditor's No.:

201709290160

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20174629
SEP 29 2017

Amount Paid \$ 2105.40
By Skagit Co. Treasurer
Deputy

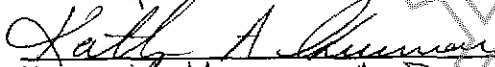
STATUTORY WARRANTY DEED
(continued)

Dated: 9/25/17


Lester Hofstad

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Lester Hogstad is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.
Dated: September 25, 2017


Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2018

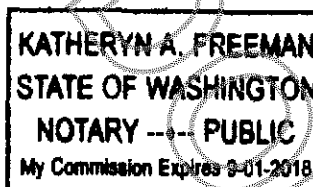


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P128841/ 5100-002-246-0000

Lot 246, "Revised Map of Survey of Shelter Bay Div. 2 Tribal and Allotted Lands of Swinomish Indian Reservations," as recorded May 17, 1970, in Volume 43 of official records, pages 833 through 838, under Auditor's File No. 737013, records of Skagit County, Washington.

Situate in the County of Skagit, State of 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 Schedule A which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Schedule A.
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(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Gene Dunlap
Purpose: Ingress, egress, drainage, and underground utilities
Recording Date: March 17, 1970
Recording No.: 737018
Affects: All private roads within the plat of Survey of Shelter Bay, Div. 2, and other properties
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. 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 Revised Shelter Bay Division No. 2:
Recording No: 737013
9. 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
10. City, county or local improvement district assessments, if any.
11. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc.
12. Dues, charges and assessments, if any, levied by Shelter Bay Company.