

When recorded return to:

Karen Rae Thompson
564 Klammath Drive
La Conner, WA 98257



201711270175

Skagit County Auditor

\$78.00

11/27/2017 Page

1 of

5 3:48PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

020032281

Escrow No.: 620032281

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shirley Osterman, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Karen Rae Thompson, an unmarried person and Marianne Remme, 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): 240 Unit(S): SHELTER BAY DIV. 2

Tax Parcel Number(s): S3402350057/P129093 / 5100-022-240-0000

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

Dated: January 31, 1974
Recorded: February 8, 1974
Auditor's No.: 796569, records of Skagit County, Washington
Lessor: Shelter Bay Company, a Washington corporation
Lessee: Daniel E. Nickerson and Lorraine A. Nickerson, husband and wife
Disclosed by: Memorandum of Lease
Term: For a period of time terminating on June 30, 2044
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

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

Recorded: November 27 2017

Auditor's No.: 201711270174

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175512
NOV 27 2017

Amount Paid \$ 2372.40
Skagit Co. Treasurer
By *Mdm* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: November 8, 2017

Shirley Osterman
Shirley Osterman

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Shirley Osterman is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arline, WA
My appointment expires: 10/27/2018

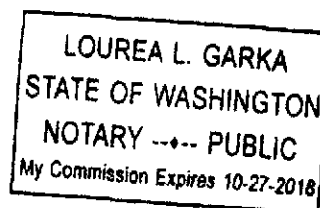


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): S3402350057/P129093 / 5100-022-240-0000

Lot 240, REVISED MAP OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservation as recorded March 17, 1970 in Volume 43 of Official Records, Pages 833 through 838, records of Skagit County.

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 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;
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: 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.

7. Agreement, including the terms and conditions thereof; entered into;
By: Shelter Bay Community, Inc.
And Between: Shelter Bay Community Div. 1

EXHIBIT "B"

Exceptions
(continued)

Recorded: February 26, 2009
Auditor's No. 200902260127, records of Skagit County, Washington
Providing: Special assessments

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