

When recorded return to:
William A. LaChapelle and Debra L. LaChapelle
435 Thunderhead Street
Thousand Oaks, CA 91360



201711280026

Skagit County Auditor \$78.00
11/28/2017 Page 1 of 5 8:53AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032683

CHICAGO TITLE

620032683

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul A. Raddatz and Melissa L. Raddatz, 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 William A. LaChapelle and Debra L. LaChapelle, a married couple

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

Abbreviated Legal: Lot 533 Shelter Bay Div. No. 3

Parcel No. P129299/ S3302020412

The leasehold estate, as created

by the

instrument herein referred to as the Lease which is identified as follows:

Dated: October 7, 1972

Recorded: June 12, 1978

Auditor's No.: 881237, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: George M. Malm and Margaret E. Malm, 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: November 28, 2017

Auditor's No.: 201711280035

Assignee: William A. LaChapelle and Debra L. LaChapelle

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175517

NOV 28 2017

Amount Paid \$ 2568.20

Skagit Co. Treasurer

By Malm Deputy

STATUTORY WARRANTY DEED
(continued)

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

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 533 SHELTER BAY DIV. NO. 3 Tax/Map ID(s):

Tax Parcel Number(s): P129299 / 5100-003-533-0000,

Subject to:

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

Dated:

Paul A. Raddatz
Paul A. Raddatz

Melissa L. Raddatz
Melissa L. Raddatz

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Paul A. Raddatz and Melissa L. Raddatz 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: November 16, 2017
Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

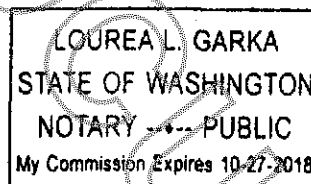


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129299 / 5100-003-533-0000

Lot 533, 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. City, county or local improvement district assessments, if any.
9. Dues, charges and assessments, if any, levied by Shelter Bay Company
10. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.