

**When recorded return to:**

Christopher Liu  
733 Tillamuk Drive  
La Conner, WA 98257



201712060046

Skagit County Auditor

\$77.00

12/6/2017 Page

1 of

4 11:37AM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032896

**CHICAGO TITLE**

620032896

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gary Curtis and Carol Tesson, 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 Christopher Liu, 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): 733 SHELTER BAY DIV 4

Tax Parcel Number(s): P129425/ 5100-004-733-0000

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

Dated: March 1, 1974

Recorded: March 5, 1974

Auditor's No.: 797419, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Roy C. McConkey and Virginia W. McConkey, 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: December 6, 2017

Auditor's No. 201712060045

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20175666

DEC 06 2017

Amount Paid \$ 6341.80  
Skagit Co. Treasurer  
By Cham Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 17, 2017

Gary Curtis  
Gary Curtis

Carol Tesson  
Carol Tesson

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Gary Curtis and Carol Tesson 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.

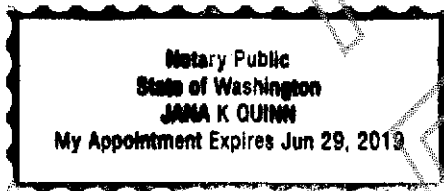
Dated: November 29, 2017

Name: Jana K Quinn

Notary Public in and for the State of Washington

Residing at: Arlington

My appointment expires: 06/29/2019



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P129425/ 5100-004-733-0000**

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Lot 733, Survey of Shelter Bay Division 4, according to the survey recorded July 8, 1970 in Volume 48 of official records, pages 627 through 631, under Auditor's File No. 740962, records of Skagit County, Washington.

Situate in Skagit County, Washington

## EXHIBIT "B"

### Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof;  
Dated: July 31, 1969  
Recorded: August 11, 1969  
Auditor's No.: 729786, records of Skagit County, Washington  
Lessor: The Swinomish Indian Tribal Community, et al  
Lessee: Shelter Bay Company, a Washington corporation  
Affects: Said premises and other property
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, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: July 8, 1975  
Auditor's No(s): 740963, records of Skagit County, Washington  
Executed By: Shelter Bay Company, a Washington corporation  
  
AMENDED by instrument:  
Recorded: 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.: 771239; 8706120006; 8907070110; 9005150058; 9105170025; 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(s)  
Recorded:  
Auditor's No(s): 740963 and 9505160046, records of Skagit County, Washington  
Imposed By: Shelter Bay Community, Inc.
6. 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
7. City, county or local improvement district assessments, if any.
8. Dues, charges, and assessments, if any, levied by Shelter Bay Company.
9. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.