

**When recorded return to:**

Jonathan S. Dean and Alicia N. Dean  
393 Chilkat Place  
La Conner, WA 98257



Skagit County Auditor

\$77.00

12/8/2017 Page

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4 1:59PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032661

**CHICAGO TITLE**  
**020032661**

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S)** B. David Thomas. An Unmarried Person

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Jonathan S. Dean and Alicia N. Dean, husband and wife

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

Lot 393, 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

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

Tax Parcel Number(s): P129205 / 5100-002-393-0000,

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

Dated: Feb 27, 1974

Recorded: Jan. 5, 1979

Auditor's No.894288 records of Skagit County, Washington

Lessor: Shelter Bay Company, A Washington Corp

Lessee: Jack E. Bedwell and Lois B. Bedwell, Husband and Wife

Disclosed by: Memorandum of Lease

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017570  
DEC 08 2017

Amount Paid \$ 2390.20  
Skagit Co. Treasurer  
By *nam* Deputy

STATUTORY WARRANTY DEED

(continued)

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

Recorded: December 03, 2017

Auditor's No.: 201712080064

Subject to:

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

Dated: December 1, 2017

B. David Thomas  
B. David Thomas

State of Washington

County of King

I certify that I know or have satisfactory evidence that

B. David Thomas

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

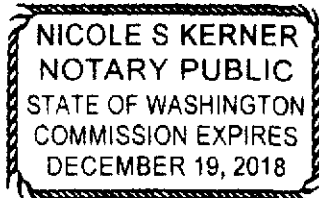
Dated: December 4 2017

Name: Nicole S. Kerner

Notary Public in and for the State of Washington

Residing at: Sammamish

My appointment expires: 12-19-18



## EXHIBIT "A"

### 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 "A"

### 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, 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  
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.