

When recorded return to:

Anthony John Wilson and Carolyn I. Wilson
27105 8th Avenue East
Spanaway, WA 98387



201801080063

Skagit County Auditor

\$78.00

1/8/2018 Page

1 of

5 11:34AM

CHICAGO TITLE

020031441

STATUTORY WARRANTY DEED

THE GRANTOR(S) George W. Brooks and Jeanne C. Brooks, 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 Anthony John Wilson and Carolyn I. Wilson, a married couple

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): 860 Unit(S): SHELTER BAY DIV. 5

Tax Parcel Number(s): P129510/5100-005-860-0000, S3302020057

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

Dated: July 3, 1977

Recorded: June 12, 1979

Auditor's No.: 7906120057, records of Skagit County, Washington

Lessor: Fidalgo, Inc. a Washington Corporation

Lessee: Benjamin H Garrett and Jean D Garrett, 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: January 8, 2018

Auditor's No.: 201801080062

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201894

JAN 08 2018

Amount Paid \$ 3671.80
Skagit Co. Treasurer
By BI Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: December 27, 2017

George W Brooks
George W. Brooks

Jeanne C Brooks
Jeanne C. Brooks

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that George W. Brooks and Jeanne C. Brooks 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: 1-5-18
Terese D Varnes
Name: Terese D Varnes
Notary Public in and for the State of WA
Residing at: Camano Island
My appointment expires: 5/29/19

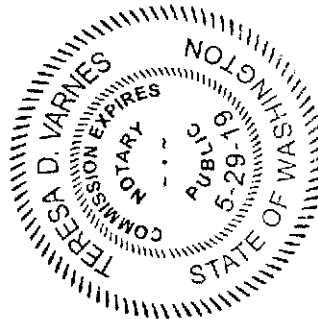


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129510/5100-005-860-0000 and S3302020057

Lot 860, AMENDED SURVEY OF SHELTER BAY DIV. 5, Tribal and Allotted Lands of Swinomish Indian Reservation, as recorded on June 2, 1976, in Volume 1 of Surveys, pages 184 through 186, under Auditor's File No. 836134, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof.
2. 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.
3. 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 AMENDED SURVEY OF SHELTER BAY DIV. 5:

Recording No: 836134

4. A leasehold estate upon and subject to all of the provisions therein contained, as created by that certain lease:

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.

5. 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: March 17, 1970
Auditor's No(s): 737017, 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, 2007; May 5, 2009; May 25, 2010; May 31, 2013 and July 20, 2016
Auditor's No.: 742573; 836136; 838370; 8706120004; 8907070110; 9005150058; 9107220050; 9105170025; 9107220051; 9205200023; 9205200024; 9205200025; 9505160046; 9605140103; 9705140180; 9805070092; 9905070119; 200005100092; 200005100093; 200105090101; 200205160173; 200501280090; 200505190051; 200505190052; 200712180107; 200802290010; 200905050047; 201105250120; 201305310138; 201506230053; 201607200052 and 201709050133

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: March 17, 1970
Auditor's No.: 737017, records of Skagit County, Washington
Imposed By: Shelter Bay Community, Inc.
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

EXHIBIT "B"

Exceptions
(continued)

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