

When recorded return to:
Fred Dahl, Jr.
156 Nootka Place
La Conner, WA 98257



Skagit County Auditor

2/9/2018 Page

1 of

\$81.00
8 11:56AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033558

CHICAGO TITLE
020033558

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jennifer Morse and Brian Morse, wife and husband and Shannon Moon and Sokho Moon, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Fred Dahl, Jr., 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): 156 SHELTER BAY DIV. 2

Tax Parcel Number(s): P129025 / 5100-002-156-0000

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

Dated: May 18, 1975

Recorded: May 16, 1975

Auditor's No.: 817608, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Robert J. Wright and Elizabeth M. Wright, 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

2018 508

FEB - 9 2018

WA-CT-FNRV-02150.620019-620033558

Amount Paid \$ 2995.40
Skagit Co. Treasurer

By HJB

Deputy

STATUTORY WARRANTY DEED
(continued)

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

Recorded: February 9, 2018

Auditor's No: 201802090034

Subject to:

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

Dated: February 2, 2018

STATUTORY WARRANTY DEED
(continued)

Dated: February 2, 2018

Jennifer Morse

Brian Morse

Shannon Moon

Sokho Moon

State of CA

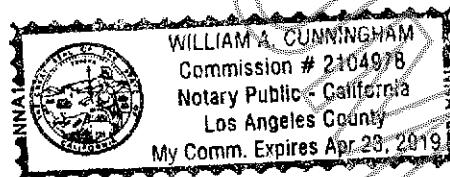
County of Los Angeles

I certify that I know or have satisfactory evidence that

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

Dated: 02/05/2018

Name: William A. Cunningham
Notary Public in and for the State of CA
Residing at: Los Angeles
My appointment expires: 04/23/2019



STATUTORY WARRANTY DEED
(continued)

Dated: February 2, 2018

Jennifer Morse
Jennifer Morse

Brian Morse
Brian Morse

Shannon Moon

Sokho Moon

State of Oregon

Jackson County of Oregon on 1-5-18

I certify that I know or have satisfactory evidence that

Jennifer Morse and Brian Morse

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

Dated: 10-19-18

JoAnn Baracosa
Name: JoAnn Baracosa
Notary Public in and for the State of Oregon
Residing at: White City Oregon
My appointment expires: 10-19-18

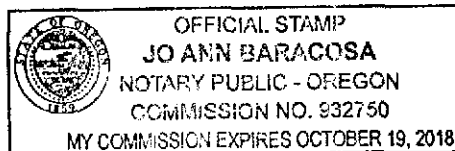


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129025 / 5100-002-156-00000

Lot 156, "Revised Map of Survey of Shelter Bay Div. 2 Tribal and Allotted Lands of Swinomish Indian Reservations," as recorded March 17, 1970, in Volume 43 of official records, pages 833 through 838, records of Skagit County, Washington.

Together with the following described parcel:

Beginning at the most westerly corner of Lot 156; thence South 34°00'00" West to an intersection with the line of mean high tide; thence Easterly along the line of mean high tide to an intersection with a line projected South 34°00'00" East from the most Easterly corner of Lot 156; thence North 34°00'00" West to the most Easterly corner of Lot 156; thence South 63°40'32" West a distance of 103.37 feet; thence North 34°00'00" West a distance of 60.00 feet to the point of beginning.

Situate 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;

EXHIBIT "B"

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(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Gene Dunlap
Purpose: Ingress, egress, drainage, and underground utilities
Recording Date: March 17, 1970
Recording No.: 737018
Affects: All private roads within the plat of Survey of Shelter Bay, Div. 2, and other properties

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.

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Revised Shelter Bay Division No. 2:

Recording No: 737013

9. 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

10. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: June 12, 2003

EXHIBIT "B"

Exceptions (continued)

Recording No.: 200306120105
Matters shown: Fence

11. Any failure to comply with terms and conditions contained in the instrument creating the easement described as

Purpose: Dock easement
Recording Date: August 19, 1973
Recording No.: 8106170036

Reference is hereby made to said document for full particulars.

Assignment of Dock Easement, including the terms, covenants and provisions thereof;

Recording Date: June 8, 2015
Recording No.: 201506080172

12. City, county or local improvement district assessments, if any.
13. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc.
14. Dues, charges and assessments, if any, levied by Shelter Bay Company.