

When recorded return to:
Karl Nielsen and Wendy Nielsen
19 Makah Way
La Conner, WA 98257

Recorded at the request of:
Guardian Northwest Title
File Number: 115381



201802090062
Skagit County Auditor
2/9/2018 Page 1 of 3 1:48PM \$76.00

Statutory Warranty Deed

115381
GUARDIAN NORTHWEST TITLE CO.

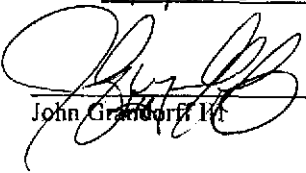
THE GRANTOR John Grandorff III, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Karl Nielsen and Wendy Nielsen, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 19, Shelter Bay Div. 1


Tax Parcel Number(s): P69099, 3998-000-019-0007

Lot 19, "SHELTER BAY DIV. 1", as per plat recorded in Volume 9 of Plats, Pages 80 and 81, records of Skagit County, Washington.
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 2/7/2018


John Grandorff III

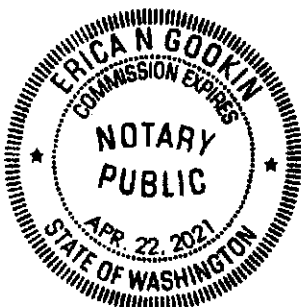
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 515
FEB 09 2018

Amount Paid \$ 4980.00
Skagit Co. Treasurer
By  Deputy

STATE OF Washington
COUNTY OF ~~Skagit~~ LEWIS SS:

I certify that I know or have satisfactory evidence that John Grandorff III, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 2/7/2018





Printed Name: Erica N. Gookin
Notary Public in and for the State of Washington
Residing at 1121 Harrison Ave, Centralia
My appointment expires: 04/27/2021

Exhibit A

EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE COVENANTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: August 4, 1969
Recorded: August 28, 1969
Auditor's No.: 730374
Executed By: Shelter Bay Company, a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: July 23, 1970, July 13, 1972, May 23, 1987 and May, 1989
Recorded: August 19, 1970, July 18, 1972, June 12, 1987 and July 7, 1989
Auditor's Nos.: 742572, 771236, 8706120003 and 8907070110
Executed By: Shelter Bay Company, a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE FURTHER AMENDED:

Recorded: May 20, 1992, June 20, 1994, May 14, 1996, May 7, 1998, May 7, 1999, April 18, 2000 and May 10, 2000
Auditor's Nos.: 9205200023, 9205200024, 9205200025, 9406200066, 9605140103, 9805070092, 9905070119, 200004180072, 200005100092, 200105090101 and 200205160173
Executed By: Shelter Bay Community, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE FURTHER AMENDED:

Recorded: January 28, 2005, May 19, 2005, December 18, 2007, February 29, 2008, May 5, 2009, May 25, 2011, May 31, 2013 and June 23, 2015
Auditor's Nos.: 200501280090, 200505190051, 200505190052, 200712180107, 200802290010, 200905050047, 201105250120, 201305310138, 201506230053 and 201607200052
Executed By: Shelter Bay Community, Inc.

B. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Shelter Bay Div. 1
Recorded: August 28, 1969
Auditor's No.: 730373

C. Said lands lie within the Swinomish Indian Reservation and may be subject to Governmental regulations and taxation by the Swinomish Tribe of Indians.

D. TERMS AND CONDITIONS OF BY-LAWS AND COVENANT ADDITIONS
RECORDED MAY 10, 2000 UNDER AUDITOR'S FILE NO. 200005100093.

E. Any tax, lease payment, back payment due on re-assessed lease, fee, assessment or charge as may be levied by Shelter Bay Community, Inc., including any Capital Improvement Assessment.