

When recorded return to:

Jon C. Evans
The Evans Living Trust, dated May 9, 2002
900 Cowichan Place
La Conner, WA 98257



201805230041

05/23/2018 01:50 PM Pages: 1 of 6 Fees: \$79.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034682

CHICAGO TITLE

620034682

STATUTORY WARRANTY DEED

THE GRANTOR(S) Douglas E. Crim and Barbara G. Crim, 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 Jon C. Evans, Trustee of the Evans Living Trust, dated May 9,
2002

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

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

Dated: January 11, 1978
Recorded: January 13, 1978
Auditor's No.: 871928, records of Skagit County, Washington
Lessor: Fidalgo, Inc. a Washington corporation
Lessee: Richard S. Saville and Virginia Saville, 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 2137
MAY 23 2018

Amount Paid \$4,134.⁰⁰
Skagit Co. Treasurer
By *Uman* Deputy

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

Recorded: 5-23-18

Auditors No.: 201805230040

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

STATUTORY WARRANTY DEED
(continued)

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


Lot(s): 900 SHELTER BAY DIV. NO. 5

Tax Parcel Number(s): P129543 / 5100-005-900-0000,

Subject to:

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

Dated: May 17, 2018


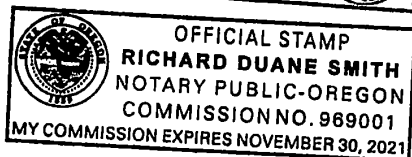
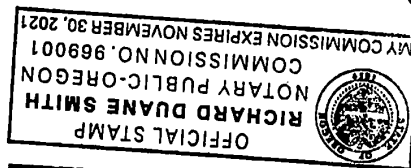


Douglas E. Crim

Barbara G. CrimState of OregonCounty of Clatsop

I certify that I know or have satisfactory evidence that

Douglas E. Crim, Barbara G. Crim

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: 5-21-18

Name: Richard Duane Smith
Notary Public in and for the State of Oregon
Residing at: 12 Hunter Dr Seaside OR 97138
My appointment expires: 11-30-21

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129543 / 5100-005-900-0000

Lot 900, "AMENDED SURVEY OF SHELTER BAY DIV. 5, Tribal and Allotted Lands of Swinomish Indian Reservation," as recorded on June 2, 1976, as recorded in Volume 1 of Surveys, pages 184 through 186, inclusive, records of Skagit County, Washington, under Auditor's File No. 836134.

Situate in the County of Skagit, State of 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. 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
6. 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

EXHIBIT "B"Exceptions
(continued)

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, July 20, 2016 and September 5, 2017
 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

7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:
 Imposed by: Shelter Bay Community, Inc.
 Recording Date: June 27, 1969; August 7, 1990
 Recording No.: 728259; 9008070009
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. 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.
10. Record of Survey
 Recording Date: January 22, 2008
 Recording No.: 200801220083
11. Terms and conditions contained in Quit Claim Deed 200803170147
 Recording Date: March 17, 2008
 Recording No.: 200803170147

EXHIBIT "B"

Exceptions
(continued)

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.