

When recorded return to:  
Debra L. Berentson  
237 Skagit Way  
La Conner, WA 98257



**201805240079**

05/24/2018 02:01 PM Pages: 1 of 5 Fees: \$78.00  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20180524  
MAY 24 2018

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034560

Amount Paid \$ 3004.40  
By Skagit Co. Treasurer  
MCA Deputy

**CHICAGO TITLE**  
620034560

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Albert E Agosti, Trustee of the Albert Agosti Revocable Living Trust  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Debra L. Berentson, an unmarried person

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: September 8, 1973

Recorded: August 16, 1985

Auditor's No.: 8508160075, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: O. John Stuen and Florence A. Stuen, 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: 5-24-2018

Auditors No: 201805240078

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

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

Lot(s): 237 SHELTER BAY DIV. 2 Tax/Map ID(s):

Tax Parcel Number(s): P128838 / S3402350004,

**STATUTORY WARRANTY DEED**  
(continued)

Subject to:

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

Dated: 5/22/18

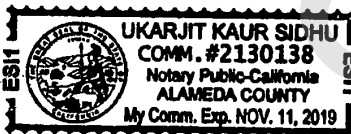
The Albert Agosti Revocable Living Trust

BY: [Signature]  
Albert E. Agosti  
TrusteeState of CaliforniaCounty of San Mateo

I certify that I know or have satisfactory evidence that Albert E. Agosti  
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)  
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and  
acknowledged it as the Trustee of the Agosti Revocable Living Trust to be the free and voluntary act of  
such party for the uses and purposes mentioned in the instrument.

Dated: 05-22-2018

[Signature]  
Name: UKARJIT KAUR SIDHU  
Notary Public in and for the State of California  
Residing at: Alameda County, CA  
My appointment expires: NOV 11, 2019



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P128838 / S3402350004**

---

Lot 237, 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

# **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, 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. Record of Survey

Recording Date: April 14, 1992  
Recording No.: 9204140059

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