

When recorded return to:

Scott A. Bouwens and Monica J. Bouwens
558 Klamath Drive
La Conner, WA 98257



201806050057

06/05/2018 01:57 PM Pages: 1 of 4 Fees: \$77.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033364

CHICAGO TITLE

020033364

STATUTORY WARRANTY DEED

THE GRANTOR(S) Judy N. Jensen, a married woman as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Scott A. Bouwens and Monica J. Bouwens, A married couple the following described real estate, situated in the County of Skagit, State of Washington:

Fee Simple as to Parcel A; and Parcel B Leasehold estate as created by the instrument herein referred to as the Lease which is identified as follows:

Dated: September 30, 1971
Recorded: December 19, 1977
Auditor's No.: 870529, records of Skagit County, Washington
Lessor: Shelter Bay Company, a Washington corporation
Lessee: Kenneth R. Sundberg and Carron Jean Sundberg, husband and wife and Joanne Schmidt, as her separate estate
Disclosed by: Memorandum of Lease

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

Recorded: June 5, 2018

Auditor's No.: 201806050056

Lot 558, Shelter Bay Div. NO. 3
P129313

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182382
JUN 05 2018

Amount Paid \$ **2176.60**
Skagit Co. Treasurer
By **BT** Deputy

STATUTORY WARRANTY DEED
(continued)

Lot 558, SURVEY OF SHELTER BAY, DIVISION NO. 3, Tribal Allotted Lands of Swinomish Indian Reservation, as recorded in Volume 43 of Official Records, pages 839 through 842, under Auditor's File No. 737014, and amendment thereto recorded in Volume 66 of Official Records, page 462, under Auditor's File No. 753731, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P129313 / 5100-003-558-0000, S3302020424

Subject to:

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

Dated: May 23, 2018

Judy N. Jensen
Judy N. Jensen

Phillip G. Jensen
Phillip G. Jensen

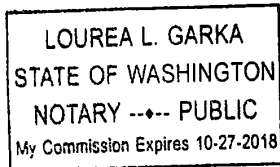
State of wa

County of Skagit.

I certify that I know or have satisfactory evidence that

Judy N. Jensen Phillip G. Jensen
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: June 4, 2018



Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2018

EXHIBIT "A"

Exceptions

1. 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 Survey of Shelter Bay, Division No. 3.

2. Lease, including the terms and conditions thereof, and any failure to comply with the terms, covenants, conditions, and provisions;

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.

3. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof, and the effect of any failure to comply with the terms covenants, conditions and provisions thereof.

4. 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.

5. Covenants, conditions and restrictions 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 in the document

Recording Date: June 27, 1969
 Recording No.: 737015
 Executed by: Shelter Bay Company, a Washington corporation

AMENDED by instrument:

Recorded: August 19, 1970, July 18, 1972, June 12, 1987, July 7, 1989, May 15,

EXHIBIT "A"Exceptions
(continued)

1990, May 17, 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; February 29, 2008, May 5, 2009, May 25, 2011, May 31, 2013, June
 6, 2015 and July 20, 2016

Auditor's No.: 742574, 771238, 8706120005, 8907070110, 9005150058, 9105170025,
 9107220050, 9107220051, 9205200023, 9205200024, 9205200025, 9505160046,
 9605140103, 9705140180, 9805070092, 9905070119, 200005100092,
 200005100093, 200105090101, 200205160173; 200501280090;
 200505190051, 200505190052, 200712180107 200802290010,
 200802290010, 200905050046, 200905050047, 201105250120,
 201305310138, 201506230053, and 201607200052 records of Skagit County, Washington

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Recorded: June 27, 1969

Auditor's No.: 737015, records of Skagit County, Washington

Imposed By: Shelter Bay Community, Inc.

AMENDED by instrument(s):

Recorded: May 16, 1995 and May 7, 1998

Auditor's No(s): 9505160046 and 9805070092, records of Skagit County, Washington

7. 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

8. City, county or local improvement district assessments, if any.

9. Dues, charges and assessments, if any, levied by Shelter Bay Company.

10. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.