

When recorded return to:  
Scott A. Eisen and Jessica M. Nelson  
327 Snohomish Drive  
La Conner, WA 98257



**201806150051**

06/15/2018 01:29 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034785

**CHICAGO TITLE**  
**620034785**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Heather M. Black, an unmarried woman  
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. Eisen and Jessica M. Nelson, husband and wife

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:

Recorded: September 19, 1983  
Auditor's No.: 8309190045, records of Skagit County, Washington  
Lessor: Shelter Bay Company, a Washington corporation  
Lessee: Tom R. Covert and Betty M. Covert, 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: 6-15-18

Auditors No: 201806150051

Lot 327 of REVISED MAP OF SURVEY OF SHELTER BAY DIV. 2, according to the survey  
recorded March 17, 1970, in Volume 43 of Official Records, pages 833 through 838, under  
Auditor's File No. 737013, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P129155 / S340235107

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 2594  
JUN 15 2018

Amount Paid \$ 2158.<sup>80</sup>  
Skagit Co. Treasurer  
By *Mdm* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: 6/13/18

Heather M. Black  
Heather M. Black

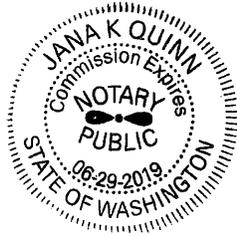
State of Washington

County of Skaagit

I certify that I know or have satisfactory evidence that Heather M. Black  
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/hers/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: June 13, 2018

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2019



**EXHIBIT "A"**  
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;
 

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

**EXHIBIT "A"**

Exceptions  
(continued)

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