

When recorded return to:
Monica Leah Hocklander
52 Swinomish Drive
La Conner, WA 98257



201808140103

08/14/2018 03:38 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034949

CHICAGO TITLE
620034949

STATUTORY WARRANTY DEED

THE GRANTOR(S) Edward E. Hale and Kathleen A. Hale, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration as part
of a 1031 tax deferred exchange
in hand paid, conveys, and warrants to Monica Leah Hocklander, an unmarried person

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

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

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

Lot(s): 52 SHELTER BAY DIV. NO. 2

Tax Parcel Number(s): P128939/ S3402360053

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

Dated: August 26, 1972
Recorded: August 29, 1972
Auditor's No.: 809564, record of Skagit County, Washington
Lessor: Shelter Bay Company, a Washington Corporation
Lessee: Duane Lemm and Alice Lemm, husband and wife
Disclosed by: Memorandum of Lease

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 3572
AUG 14 2018

Amount Paid \$ 1927.40
Skagit Co. Treasurer
By *M. Am* Deputy

Assignment of Leasehold Estate and the terms, provisions and conditions thereof

Recorded: August 14th 2018

Auditor's No.: 201808140102

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 10, 2018

Edward E. Hale
Edward E. HaleKathleen A. Hale
Kathleen A. HaleState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Edward E. Hale and Kathleen A. Hale are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

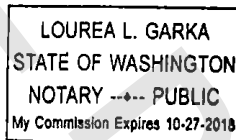
Dated: August 14, 2018Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P128939/ S3402360053

Lot 52 of REVISED MAP OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservations, as recorded March 17, 1970, in Volume 43 of Official Records, pages 833 through 838, records of Skagit County, Washington.

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;
 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

EXHIBIT "B"

Exceptions
(continued)

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