

When recorded return to:
Robin Taylor
535 N Waugh Road
Mount Vernon, WA 98273



201809070042

09/07/2018 11:22 AM 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.: 620035773

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018/09/07
SEP 07 2018

Amount Paid \$ 2407.00
By MA Skagit Co. Treasurer Deputy

CHICAGO TITLE
020035773

STATUTORY WARRANTY DEED

THE GRANTOR(S) JLK Family LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Robin Taylor, an unmarried person

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

The Leasehold estate affecting the following land created by the instrument here in referred to as the Lease which is identified as follows:

Dated: July 1, 1977
Recorded: August 21, 1979
Auditor's No.: 7908210075, records of Skagit County, Washington
Lessor: Fidalgo, Inc., a Washington corporation
Lessee: R. Alan DeBou and Dorothy Margaret DeBou, 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: 9.7.18

Auditors No.: 201809070041

Lot 858, Amended Survey of Shelter Bay Div. 5, Tribal and Allotted Lands of Swinomish Indian Reservation, as recorded on June 2, 1976, in Volume 1 or Surveys, pages 184 through 186, under Auditor's File No. 836134, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P129508 / 5100-005-858-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: September 6, 2018

JLK Family LLC

BY: John Ward Phillips

John Ward Phillips, Manager

State of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

John Ward Phillips
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 Manager of JKL Family LLC, a Washington limited liability company to be the
free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Sept 7, 2018Name: DEBORAH K. FLICKNotary Public in and for the State of WAResiding at: AdrianMy appointment expires 8/19/22

EXHIBIT "A"

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. 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
 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, September 5, 2017, and Aug. 16, 2018
 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, 201709050133, and 201808160044

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

Recorded: March 17, 1970
 Auditor's No.: 737017, records of Skagit County, Washington
 Imposed By: Shelter Bay Community, Inc.
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 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.

EXHIBIT "A"

Exceptions
(continued)

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. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:
- "This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.
- In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Shelter Bay Company.
12. Assessments, if any, levied by Shelter Bay Community, Inc..