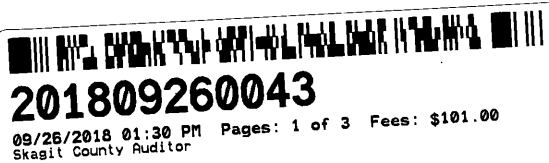


**When recorded return to:**

Michael L. Johnson and Jessica G. Johnson  
606 Shelter Bay Drive  
La Conner, WA 98257



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20184284  
SEP 26 2018

Amount Paid \$ 2283.40  
Skagit Co. Treasurer  
By *mm* Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620035712

CHICAGO TITLE  
620035712

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jason D. Betts and Wendy M. Betts, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Michael L. Johnson and Jessica G. Johnson, a married couple

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

Lot 606, Shelter Bay Division 4, as per plat recorded in Volume 48 of plats, pages 627-631,  
inclusive, recorded under Auditor's File No. 740962, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P129347 / 5100-004-606-0000,

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

Dated: August 4, 1974  
Recorded: August 23, 1974  
Auditor's No.: 841263, records of Skagit County, Washington  
Lessor: Shelter Bay Company, a Washington corporation  
Lessee: Joseph P. Souza  
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: 9.26.2018

Auditor's No.: 201809260043

**STATUTORY WARRANTY DEED**  
(continued)

Subject to:

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

Dated: September 7, 2018



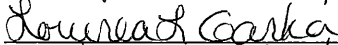
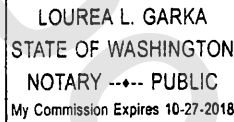
Jason D. Betts



Wendy M. Betts

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Jason D. Betts and Wendy M. Betts 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: September 20, 2018Name: Lourea L. GarkaNotary Public in and for the State of WAResiding at: OrcuttMy appointment expires: 10/27/2018

# EXHIBIT "A"

## Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof;  
 Dated: July 31, 1969  
 Recorded: August 11, 1969  
 Auditor's No.: 729786, records of Skagit County, Washington  
 Lessor: The Swinomish Indian Tribal Community, et al  
 Lessee: Shelter Bay Company, a Washington corporation  
 Affects: Said premises and other property
  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, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
 Recorded: July 8, 1970  
 Auditor's No(s): 740963, records of Skagit County, Washington  
 Executed By: Shelter Bay Company, a Washington corporation
- AMENDED by instrument:  
 Recorded: 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.: 771239; 8706120006; 8907070110; 9005150058; 9105170025; 9107220050; 9107220051; 9205200023; 9205200024; 9205200025; 9505160046; 9605140103; 9705140180; 9805070092; 9905070119, 200005100092, 200005100093, 200105090101, 200205160173, 200501280090, 200505190051, 200505190052, 200712180107, 200802290010, 200905050047, 201105250120, 201305310138, 201506230053, 201607200052 and 201808160044 records of Skagit County, Washington
5. Provision contained in Deeds through which title is claimed by other lot owners in said subdivision from Skyline Associates, which may be notice of a general plan, as follows:  
 "Purchaser agrees and covenants that the above-described real estate shall be subject to charges and assessments in conformity with the rules and regulations, Articles of Incorporation and By-Laws of SKYLINE BEACH CLUB, INC., a Washington non-profit corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said non-profit corporation.
  6. 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
  7. City, county or local improvement district assessments, if any.
  8. Dues, charges, and assessments, if any, levied by Shelter Bay Company.
  9. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc..