

When recorded return to:
Larry Swanson
6810 Parkway Ave NW
Tulalip, WA 98271



201810030046

10/03/2018 01:31 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035746

CHICAGO TITLE
620035746

STATUTORY WARRANTY DEED

THE GRANTOR(S) Betty Washer, Trustee of the Forrest R Washer and Betty P Washer Family Trust dated April 9, 1992 for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Larry Swanson, presumptively subject to the community property interest of a spouse/registered domestic partner, if any

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

Lot 739, 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): P129429/ 5100-004-739-0000 / S3302020220

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

Dated: July 1, 1975
Recorded: May 19, 1980
Auditor's No.: 8005190045, records of Skagit County, Washington
Lessor: Shelter Bay Company, a Washington Corporation
Lessee: John D Selby and Marion H. Selby, husband and wife
Disclosed by: Memorandum of Lease

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184399

OCT 03 2018

Amount Paid \$ 2550.40

Skagit Co. Treasurer

By *[Signature]* Deputy

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

Recorded: 10-03-2018
Auditor's No.: 201810030045

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

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

Dated: October 1, 2018

Washer Family Trust

BY: Betty P. Washer
Betty P Washer
TrusteeState of Washington
County of SnohomishI certify that I know or have satisfactory evidence that Betty P. Washer

(s) 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 Trustee of Washer Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 2, 2018

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2022

Notary Public
State of Washington
Kathryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

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..