

When recorded return to:
Cheryl Lynn Walton
692 Umpqua
La Conner, WA 98257



201810310094

10/31/2018 03:26 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

CHICAGO TITLE CO.
620036207

STATUTORY WARRANTY DEED

THE GRANTOR(S) John R Chesterfield, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Cheryl Lynn Walton, an unmarried person and L Margot Laird, an unmarried person, as tenants in common

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

Lot 692, 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): P129402 / 5100-004-692-0000

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

Dated: February 2, 1975

Recorded: February 3, 1975

Auditor's No.: 813006, record of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: John K. Schulte and Jean C. Schulte, husband and wife

Disclosed by: Memorandum of Lease

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 4844

OCT 31 2018

Amount Paid \$ 4259.20
Skagit Co. Treasurer
By *mm* Deputy

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

Recorded: 10/31/18

Auditor's No.: 201810310093

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: October 24, 2018

John R Chesterfield
John R Chesterfield

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that John R Chesterfield is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10-26-18

Teresa D. Varnes
Name: Teresa D. Varnes
Notary Public in and for the State of WA
Residing at: Chambers Island
My appointment expires: 8/29/18

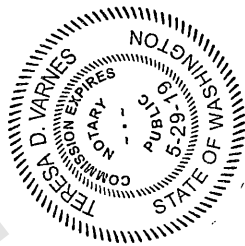


EXHIBIT "A"

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, July 20, 2016 and August 16, 2018
 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..