

When recorded return to:

Jerry L. Dennis and Sharon L. Dennis
1 Matter Horn St
Oro Valley, AZ 85737



201811010105

11/01/2018 03:40 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036100

CHICAGO TITLE

620036100

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lois Y. Mallory and Kevin E. Mallory, Co Trustees of The Mallory Family
Revocable Trust, dated July 16, 1998

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

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

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

Dated: July 28, 1969

Recorded: July 30, 1969

Auditor's No: 729378, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington Corporation

Lessee: Oscar Lagerlund and Joyce Lagerlund

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

Recorded November 1, 2018

Auditor's No: 201811010104

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 4872
NOV 01 2018

Amount Paid \$ 3600.⁶⁰
Skagit Co. Treasurer
By *mm* Deputy

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

Abbreviated Legal: Lot(s): 199 SHELTER BAY DIV. 2

P128833

STATUTORY WARRANTY DEED
(continued)

Tax Parcel Number(s): P128833 / S3302020074

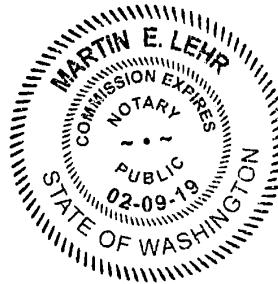
Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF
Dated: October 12, 2018

The Mallory Family Revocable Trust, dated July 16, 1998

BY: Lois Y. Mallory - trustee
Lois Y. Mallory
Co-Trustee

BY: _____
Kevin E. Mallory
Co-Trustee



State of Washington
County of S King

I certify that I know or have satisfactory evidence that Lois Y Mallory

~~is~~ are the person~~s~~ who appeared before me, and said person acknowledged that (he~~s~~he/they) signed this instrument, on oath stated that (he~~s~~he/they) was authorized to execute the instrument and acknowledged it as the Co Trustee~~s~~ of The Mallory Family Revocable Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 17, 2018

Martin E. Lehr
Name: Martin E. LEHR
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

STATUTORY WARRANTY DEED
(continued)

Tax Parcel Number(s): P128833 / S3302020074

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF
Dated: October 12, 2018

The Mallory Family Revocable Trust, dated July 16, 1998

BY: _____
Lois Y. Mallory
Co-TrusteeBY: *Kevin E. Mallory*
Kevin E. Mallory
Co-TrusteeState of Illinois
Cook County of CookI certify that I know or have satisfactory evidence that Kevin E. Mallory

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 Co Trustees of The Mallory Family Revocable Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

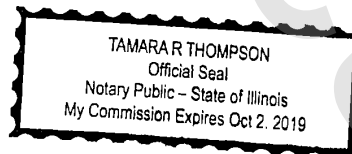
Dated: 10/21/2018*Tamara R. Thompson*
Name: Tamara R. Thompson
Notary Public in and for the State of Illinois
Residing at: DuPage
My appointment expires: 10/02/2019

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P128833 / S3302020074

Lot 199 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, July 20, 2016, and August 16, 2018
 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, 201607200052, and 201808160044 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;

EXHIBIT "B"Exceptions
(continued)

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
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.