

When recorded return to:
Robert Allen Johnson
250 Lost Creek Way
Monument, CO 80132



201811050160

11/05/2018 03:15 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184896
NOV 05 2018

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Amount Paid \$ 2265.⁸⁰
Skagit Co. Treasurer
By *Mdm* Deputy
CHICAGO TITLE
0200 35920

Escrow No.: 620035920

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert M. Johnson, a married man as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Robert Allen Johnson and Rayne S. Johnson, a married
couple the following described real estate, situated in the County of Skagit, State of Washington:

A Leasehold Interest in the following described property: Lot 348 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.

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

Dated: May 15, 1971
Recorded: January 12, 1976
Auditor's No.: 828501, records of Skagit County, Washington
Lessor: Shelter Bay Company, a Washington Corporation
Lessee: Jack R. Leighton and Helen L. Leighton, husband and wife

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

Recorded: 11.05.2018
Auditor's No.: 201811050159

P128858

STATUTORY WARRANTY DEED
(continued)

Tax Parcel Number(s): P128858/ 5100-002-348-0000 / S3402350036

Subject to:

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

Dated: October 22, 2018

Robert M. Johnson
Robert M. Johnson

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Robert M. Johnson
is are the person(s) who appeared before me, and said person(s) acknowledged that
(he)/she/they signed this of instrument and acknowledged it to be (his)/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: October 24 2018

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

**JANA K QUINN
Notary Public
State of Washington
My Commission Expires
June 29, 2019**

EXHIBIT "A"
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. 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
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
 Recorded: June 27, 1969
 Auditor's No.: 728259, records of Skagit County, Washington
 Imposed By: Shelter Bay Community, Inc.

EXHIBIT "A"Exceptions
(continued)

AMENDED by instrument:

Recorded: May 16, 1995 and May 7, 1998

Auditor's No.: 9505160046 and 9805070092, records of Skagit County, Washington

5. 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.

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 Community, Inc.
9. Dues, charges and assessments, if any, levied by Shelter Bay Company.