


When recorded return to:  
Kristin N. Dowrey  
603 Shelter Bay Drive  
La Conner, WA 98257

  
**201811070051**  
11/07/2018 03:49 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620036522

CHICAGO TITLE  
620036522

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Gilbert B Calkins and Katherine M Calkins, 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 Kristin N. Dowrey, an unmarried person

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

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

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

Lot(s): 603 SHELTER BAY DIV 4 Tax/Map ID(s):

Tax Parcel Number(s): P129344 / S3302020298,

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

Dated: June 22, 1974  
Recorded: September 20, 1977  
Auditor's No.: 865069, records of Skagit County, Washington  
Lessor: Shelter Bay Company, a Washington corporation  
Lessee: Melvin T. Flotre and Phyllis J. Flotre, husband and wife  
Disclosed by: Memorandum of Lease

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

Recorded: 11/7/18

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 4937  
NOV 07 2018

Auditor's No: 2018 1107 0049



Amount Paid \$ 1802.<sup>80</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

Subject to:

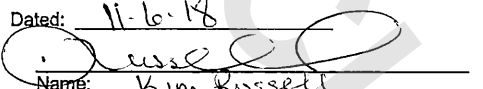
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 1, 2018

  
Gilbert B Calkins  
Katherine M CalkinsState of CA  
County of Riverside

I certify that I know or have satisfactory evidence that Gilbert B Calkins and Katherine M Calkins 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: 11-6-18  
  
Name: Kim Russell  
Notary Public in and for the State of CA  
Residing at: La Bounta  
My appointment expires: April 26, 2019

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P129344 / S3302020298**

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Lot 603, Survey of Shelter Bay Division 4, according to the survey recorded July 8, 1970 in Volume 48 of official records, pages 627 through 631, under Auditor's File No. 740962, records of Skagit County, Washington.

Situate in Skagit County, Washington

**EXHIBIT "B"**  
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. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
 Recorded:  
 Auditor's No(s): 740963 and 9505160046, records of Skagit County, Washington  
 Imposed By: Shelter Bay Community, Inc.
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..