


When recorded return to:
Marc K. Ladd and Peggy M. Ladd
341 Snohomish Drive
La Conner, WA 98257


201904150087
04/15/2019 12:53 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.: 620037746

CHICAGO TITLE

620037746

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rosie Exchange Properties, LLC, a Colorado limited liability company for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Marc K. Ladd and Peggy M. Ladd, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

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

Dated: October 14, 1974
Lessor: Shelter Bay Company, a Washington corporation
Lessee: Robert H. Hall and Madge L. Hall, husband and wife
Recorded: June 22, 1983
Recording No: 8306220017

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

Recorded: 4/15/2019

Auditors No.: 201904150086

LOT 341, REVISED MAP OF SURVEY OF SHELTER BAY DIVISION NO. 2, TRIBAL AND ALLOTTED LANDS OF SWINOMISH INDIAN RESERVATION, AS RECORDED IN VOLUME 43 OF OFFICIAL RECORDS, PAGE 833, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN TH ECOUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P129693 / 5100-002-341-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 1340
APR 15 2019

Amount Paid \$ 3874.72
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 1, 2019


Rosie Exchange Properties, LLC

BY: 
John Rosie
Member

State of COLORADO
County of DOUGLAS

I certify that I know or have satisfactory evidence that John Rosie is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Member of Rosie Exchange Properties, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4/10/19


Name: ANNE NICHOLAS
Notary Public in and for the State of COLORADO
Residing at: JEFFERSON CO
My appointment expires: 9-2-2021

ANNE NICHOLAS NOTARY PUBLIC - STATE OF COLORADO Notary ID #20094028479 My Commission Expires 9/2/2021
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EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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 applicable law, as set forth on Survey of Shelter Bay, Division No. 2 in Volume 33, Pages 32 through 37:

Recording No: 728258, and amendment thereto recorded in Volume 43, Page 833, recorded under Recording No. 737013

2. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those 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 applicable law, as set forth in the document

Recording Date: June 18, 1969
Recording No.: 728259
Executed by: Shelter Bay Company, a Washington corporation

Amendments of said Covenants

Recording Nos.: 742573, 755472, 771237, 8706120004, 8907070110, 9107220051 (re-recording of 9005150058), 9107220050 (re-recording of 9105170025), 9205200023, 9205200024, 9205200025, 9406200066, 9605140103, 9505180046, 9605140103, 9705140180, 9805070092, 9905070119, 200005100092, 200005100093, 200105090101, 200205160173, 200501280090, 200712180107, 200802290010, 200905050047, 201105250120, 201305310138, 201506230053, 201607200052, and 201808160044

3. 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
Imposed By: Shelter Bay Community, Inc.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Gene Dunlap
Purpose: Ingress, egress, drainage and underground utilities
Recording Date: March 17, 1970
Recording No.: 737018

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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 applicable law, as set forth on Survey:

Recording No: 200610260134

6. Agreement and the terms and conditions thereof:

Between: Shelter Bay Community, Inc. and Shelter Bay Community Division No. 2
Recording Date: February 26, 2009
Recording No.: 200902260127
Providing: Special Assessments

7. Water rights, claims or title to water within the boundaries of the Swinomish Indian Reservation.

EXHIBIT "A"
Exceptions
(continued)

8. Restrictions, including any restraint against alienation, as contained in the deed or the federal patent and the act authorizing the issuance thereof, under which title is vested.
9. City, county or local improvement district assessments, if any.
10. Dues, charges and assessments, if any, levied by Shelter Bay Company.
11. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.
12. 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.