

When recorded return to:
Christopher Milka and Shelley Milka
328 Snohomish Drive
La Conner, WA 98257



201905010073

05/01/2019 03:27 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.: 620037955

CHICAGO TITLE

0200 37955

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kim R. Weymouth and Alison Weymouth, 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 Christopher Milka and Shelley Milka, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

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

Dated: March 18, 1974
Recorded: March 20, 1974
Auditor's No.: 798197, records of Skagit County, Washington
Lessor: Shelter Bay Company, a Washington corporation
Lessee: Michael D. Myers and Linda A Myers, husband and wife
Term: For a period of time terminating on June 30, 2044

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

Recorded: May 1, 2019

Auditors No.: 201905010072

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 328 Shelter Bay Div 2

Tax Parcel Number(s): P129156 / 5100-002-328-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191622
MAY 01 2019

Amount Paid \$1,761.86
Skagit Co. Treasurer
By man Deputy

STATUTORY WARRANTY DEED
(continued)

Subject to:

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

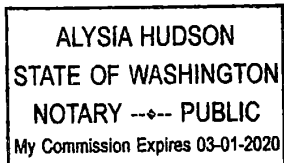
Dated: April 23, 2019

Kim R. Weymouth
Kim R. Weymouth
Alison Weymouth
Alison Weymouth

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Kim R. Weymouth and Alison Weymouth
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: April 29, 2019



Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129156 / 5100-002-328-0000

LOT 328 OF REVISED MAP OF SURVEY OF SHELTER BAY DIV. 2, ACCORDING TO THE SURVEY RECORDED MARCH 17, 1970, IN VOLUME 43 OF OFFICIAL RECORDS, PAGES 833 THROUGH 838, UNDER AUDITORS FILE NO. 737013, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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 and July 20, 2016
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 and 201607200052 records of Skagit County, Washington
2. 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.

AMENDED by instrument:
Recorded: May 16, 1995 and May 7, 1998
Auditor's No.: 9505160046 and 9805070092, records of Skagit County, Washington
3. 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
Affects: All private roads within the plat of Survey of Shelter Bay, Div. 2, and other properties
4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the

EXHIBIT "B"

Exceptions (continued)

body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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 Revised Shelter Bay Division No. 2:

Recording No: 737013

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. Skagit County Right to Manage Natural Resource Lands Disclosure and the terms and conditions thereof:

Recording Date: December 4, 2017
Recording No.: 201712040169
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. 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.
10. Terms, covenants, conditions, and provisions of the lease.

EXHIBIT "B"

Exceptions (continued)

11. City, county or local improvement district assessments, if any.
12. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc.
13. Dues, charges and assessments, if any, levied by Shelter Bay Company.