



201905080076

05/08/2019 03:15 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:
Louise S. Kari and Earl N. Kari
613 Wanapum Drive
La Conner, WA 98257

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038136

CHICAGO TITLE CO.
620038136

STATUTORY WARRANTY DEED

THE GRANTOR(S) Diane M. Hatch, Trustee of the Hatch Living Trust dated May 4, 2015
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Louise S. Kari and Earl N. Kari, 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: January 11, 1971
Recorded: June , 1979
Auditor's No.: 7906080058, records of Skagit County, Washington
Lessor: Shelter Bay Company, a Washington corporation
Lessee: Gerald R. Bell and Christine M. Bell, (husband and wife)
Disclosed by: Memorandum of Lease

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
MAY 08 2019
Amount Paid \$
By Skagit Co. Treasurer
Deputy

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

Recorded: May 8, 2019
Auditors No.: 2019 05080075

LOT NO. 592, SURVEY OF SHELTER BAY DIVISION NO. 4, AS RECORDED JULY 8, 1970 IN
OFFICIAL RECORDS OF SKAGIT COUNTY, WASHINGTON UNDER RECORDING NO.
740962.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P6817 / 5100-004-592-0000

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: May 6, 2019

Hatch Living Trust dated May 4, 2015

BY: *Diane M. Hatch*
Diane M. Hatch
Trustee

State of NEVADA
County of WASHOE

I certify that I know or have satisfactory evidence that Diane M. Hatch 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 Trustee of the Hatch Living Trust dated May 4, 2015 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 6 2019

Sandi Plunkett
Name: SANDI PLUNKETT
Notary Public in and for the State of NEVADA
Residing at: FENO NV
My appointment expires: FEB 23 2021



EXHIBIT "A"
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 and July 20, 2016
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. Provision contained in Deeds through which title is claimed by other lot owners in said subdivision from Skyline Associates, which may be notice of a general plan, as follows:

"Purchaser agrees and covenants that the above-described real estate shall be subject to charges and assessments in conformity with the rules and regulations, Articles of Incorporation and By-Laws of SKYLINE BEACH CLUB, INC., a Washington non-profit corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said non-profit corporation.
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. Rights-of-way for pipelines, ditches, canals, flumes, if any cross said premises, together with the right to enter thereon for the purpose of repair and maintenance thereof.
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.

EXHIBIT "A"
Exceptions
(continued)

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..