

When recorded return to:
Kathleen Murray
71 Hoh Place
La Conner, WA 98257

201906210121
06/21/2019 03:30 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038520

CHICAGO TITLE
620038520

STATUTORY WARRANTY DEED

THE GRANTOR(S) James D Moore and Madelyn Jean Moore, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kathleen Murray, 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): 71 SHELTER BAY DIV. NO. 2

Tax Parcel Number(s): P128955 / 5100-002-071-0000, S3402360088

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

Dated: July 30, 1969

Recorded: August 1, 1969

Auditor's No.: 729456, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Rowland E. Messer and Clarice L Messer, husband and wife

Assignment of leasehold estate and the terms, provisions and conditions thereof

Recorded: 6.21.2019

Auditor's No.: 201906210120

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20192489

JUN 21 2019

Amount Paid \$ 2,641.18
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 17, 2019

James D. Moore
James D Moore
Madelyn Jean Moore
Madelyn Jean Moore

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that James D Moore and Madelyn Jean Moore 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: June 18, 2019
Kathryn A Freeman
Name: Kathryn A Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2022

Notary Public
State of Washington
Kathryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P128955 / 5100-002-071-0000 and S3402360088

Lot 71, REVISED MAP OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservation 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.

EXHIBIT "B"

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. 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 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
5. 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
6. 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.
7. Agreement, including the terms and conditions thereof; entered into;
 By: Shelter Bay Community, Inc.
 And Between: Shelter Bay Community Div. 1

EXHIBIT "B"

Exceptions
(continued)

Recorded: February 26, 2009
 Auditor's No. 200902260127, records of Skagit County, Washington
 Providing: Special assessments

8. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: March 5, 1993
 Recording No.: 9303050010
 Matters shown: drainage ditch

9. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
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.