

When recorded return to:

Michael James Weisner and Amy Wilder Weisner
5477 Soapweed Circle
Parker, CO 80134



201908140037

08/14/2019 11:39 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039173

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary D. Baugh and Eleanor M. Johnston-Baugh, 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 Michael James Weisner and Amy Wilder Weisner, 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: June 1, 1974
Recorded: June 4, 1974
Auditor's No.: 801782, records of Skagit County, Washington
Lessor: Shelter Bay Company, a Washington corporation
Lessee: King Sligar and Laura H Sligar, husband and wife
Disclosed by: Memorandum of Lease
For a period of time terminating on June 30, 2044

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-3423
AUG 14 2019

Amount Paid \$ 3369.²⁰
Skagit Co. Treasure:
By *man* Deput

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

Recorded: 8/14/19

Auditors No.: 201908140036

Lot 245 Revised Shelter Bay Div 2 P 129096

STATUTORY WARRANTY DEED
(continued)

Lot 245, 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.

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

Tax Parcel Number(s): P129096 / 5100-002-245-0000, S3402350060

Subject to:

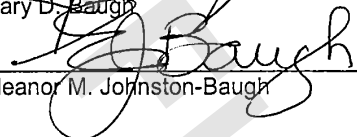
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: August 9, 2019



Gary D. Baugh



Eleanor M. Johnston-Baugh


State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Gary D. Baugh and Eleanor M. Johnston-Baugh
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: August 13, 2019



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"

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, 9505160046, 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. Agreement and the terms and conditions thereof:

EXHIBIT "A"

Exceptions (continued)

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

6. 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.
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Trust Improvement Use & Occupancy Tax and charges; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2019
Tax Account No.: P129096 / 5100-002-245-0000
Swinomish Tax Authority No.: S3402350060
Assessed Value: \$189,000.00

General and Special Taxes: Billed: \$2,334.15, Full Year
Paid: \$1,167.08
Unpaid: \$1,167.07

Effective Jan 1, 2015, please contact the Swinomish Taxing Authority at (360) 466-1058 for property taxes. Prior to close of escrow, please contact the Swinomish Taxing Authority to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

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.