

**When recorded return to:**

Toni Dawn Larsen and Laurence Lloyd Larsen  
759 Shelter Bay Drive  
La Conner, WA 98257



**201908230133**

08/23/2019 03:35 PM Pages: 1 of 6 Fees: \$108.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 3625  
AUG 23 2019

Amount Paid \$ 3182.30  
Skagit Co. Treasurer  
By *[Signature]* Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039240

**CHICAGO TITLE**  
020039240

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John Paxson and Marie Paxson, 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 Toni Dawn Larsen and Laurence Lloyd Larsen, 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 herein referred to as the Lease which is identified as follows:

Dated: October 1, 1974

Recorded: August 22, 1986

Auditor's No.: 8608220055, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Roy K. Behm and Ione N. Behm

Disclosed by: Memorandum of Lease

Term: For a period of time terminating on June 30, 2044

Assignmmt of Leasehold Estte and the terms, provisos and conditions thereof:

Recorded: 8/23/2019

Auditors No.: 201908230132

Lot 759, Survey of Shelter Bay Div. No. 4  
P129441

**STATUTORY WARRANTY DEED**  
(continued)

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

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

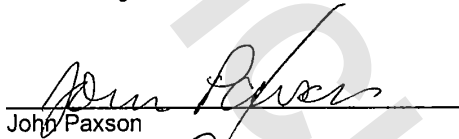
Lot(s): 759 SHELTER BAY DIV. NO. 4

Tax Parcel Number(s): P129441/ 5100-004-759-0000, S3302020231


Subject to:

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

Dated: August 16, 2019

  
John Paxson  
Marie PaxsonState of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

John Paxson and Marie Paxson  
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 20, 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"**  
Legal Description

**For APN/Parcel ID(s): P129441/ 5100-004-759-0000 and S3302020231**

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LOT 759, "SURVEY OF SHELTER BAY DIVISION 4, TRIBAL AND ALLOTTED LANDS OF SWINOMISH INDIAN RESERVATION", AS RECORDED IN VOLUME 48 OF OFFICIAL RECORDS. PAGE 627 TO 631, INCLUSIVE. RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**

## 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. 4 in Volume 48, Pages 627 through 631:

Recording No: 740962

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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: July 8, 1970

Recording No.: 740963

Modification(s) of said covenants, conditions and restrictions

Recording Nos.: 771239, 8706120006, 8907070110, 9107220050 (re-record of 9105170025), 9107220051 (re-record of 9005150058), 9205200023, 9205200024, 9205200025, 9406200066, 9505160046, 9605140103, 9705140180, 9805070092, 9905070119, 200005100092, 200005100093, 200105090101, 200205160173, 200501280090, 200505190051 and 200505190052, 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: July 8, 1970 and May 16, 1995

Auditor's Nos.: 740963 and 9505160046

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: Puget Sound Power & Light Company  
 Purpose: Electric transmission and/or distribution system  
 Recording Date: April 20, 1993  
 Recording No.: 9304200098  
 Affects: Portion of premises

**EXHIBIT "B"**

Exceptions  
(continued)

5. 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
6. Water rights, claims or title to water within the boundaries of the Swinomish Indian Reservation.
7. 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.
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.
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.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 21, 2019  
between Toni Dawn & Laurence Lloyd Larsen ("Buyer")  
and John Paxson Marie Paxson ("Seller")  
concerning 759 Shelter Bay Dr La Conner WA 98257 (the "Property")

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

AuthentisIGN  
Toni D Larsen 07/21/2019  
Buyer Date  
07/21/2019 3:23:35 PM PDT

AuthentisIGN  
Laurence L Larsen 07/21/2019  
Buyer Date  
07/21/2019 3:26:44 PM PDT

AuthentisIGN  
John Paxson 07/18/2019  
Seller Date  
07/18/2019 12:14:54 AM PDT

AuthentisIGN  
Marie Paxson 07/18/2019  
Seller Date  
07/18/2019 12:15:48 AM PDT