


When recorded return to:
Gary Grimnes and Susan Grimnes
PO Box 132
Anacortes, WA 98221


201910180141
10/18/2019 02:31 PM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039748

CHICAGO TITLE
620039748

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dawn Eggert, a single woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Gary Grimnes and Susan Grimnes, a married couple

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): 513 SHELTER BAY DIV. NO. 3

Tax Parcel Number(s): P129287 / 5100-003-513-0000, S3302020401,
Leasehold estate, as created by the instrument herein referred to as the Lease which is identified as follows:

Dated: July 20, 1971

Recorded: November 8, 1976

Auditor's No.: 845585, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Lars Fagerland and Ester J. Fagerland, husband and wife

Disclosed by: Memorandum of Lease

Assignment of Leasehold Estate and the Terms, provisions, and conditions thereof

Recorded: October 18th 2019
Auditor's No.: 201910180140

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20194556

OCT 18 2019

Amount Paid \$ 1856.20
By BT Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 11, 2019

Dawn Eggert
Dawn Eggert

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Dawn Eggert is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10-14-19

Teresa D Varner
Name: *Teresa D Varner*
Notary Public in and for the State of *WA*
Residing at: *Island Co*
My appointment expires: *5/29/23*



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129287 / 5100-003-513-0000 and S3302020401

Lot 513, SURVEY OF SHELTER BAY, DIVISION NO. 3, Tribal Allotted Lands of Swinomish Indian Reservation, as recorded in Volume 43 of Official Records, pages 839 through 842, under Auditor's File No. 737014, and amendment thereto recorded in Volume 66 of Official Records, page 462, under Auditor's File No. 753731, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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. 3.
2. Lease, including the terms and conditions thereof, and any failure to comply with the terms, covenants, conditions, and provisions;
 Dated: August 16, 1968
 Recorded: April 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.

3. Terms, covenants, conditions, and provisions of the lease referred to in Exhibit 'B' hereof, and the effect of any failure to comply with the terms covenants, conditions and provisions thereof.
4. Any defect in or invalidity of, or any matters relating to the leasehold estate described in Exhibit 'B' which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Exhibit 'B'.
5. 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 27, 1969
 Recording No.: 737015
 Executed by: Shelter Bay Company, a Washington corporation

AMENDED by instrument:

Auditor's No.: 742574, 771238, 8706120005, 8907070110, 9005150058, 9105170025, 9107220050, 9107220051, 9205200023, 9205200024, 9205200025, 9505160046, 9605140103, 9705140180, 9805070092, 9905070119, 200005100092, 200005100093, 200105090101, 200205160173, 200501280090, 200505190051, 200505190052, 200712180107, 200802290010, 200802290010, 200905050046, 200905050047, 201105250120, 201305310138, 201506230053, 201607200052, 201808160044, records of Skagit County, Washington

6. 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.: 737015, records of Skagit County, Washington
 Imposed By: Shelter Bay Community, Inc.

AMENDED by instrument(s):

Recorded: May 16, 1995 and May 7, 1998
 Auditor's No(s): 9505160046 and 9805070092, records of Skagit County, Washington

7. Agreement, including the terms and conditions thereof; entered into;
 By: Shelter Bay Community, Inc.
 And Between: Shelter Bay Community Division No. 1

EXHIBIT "B"

Exceptions
(continued)

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

8. 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."
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.
11. Dues, charges and assessments, if any, levied by Shelter Bay Company.
12. 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**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 08, 2019
between Gary Grimnes Susan Grimnes ("Buyer")
Buyer Buyer
and Dawn Eggert ("Seller")
Seller Seller
concerning 513 Kloshe Way La Conner WA 98257 (the "Property")
Address City State Zip

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
[Signature] 09/08/2019
Buyer 9:12:40 PM PDT Date

AuthentisIGN
Dawn Eggert 09/09/2019
Seller 8:35:57 PM PDT Date

AuthentisIGN
[Signature] 09/08/2019
Buyer 9:14:53 PM PDT Date

Seller Date

Form 22P
Skagit Right-to-Manage Disclosure
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Seller 8:35:57 PM PDT Date

Authentisign
[Signature] 09/08/2019
Buyer 9:14:53 PM PDT Date

Seller Date

READ and APPROVED

[Signature]
[Signature]