


When recorded return to:  
Richard Tad Uchida and Consuelo Uchida  
175 Suquamish Way  
La Conner, WA 98257

  
**201910240074**  
10/24/2019 03:30 PM Pages: 1 of 6 Fees: \$108.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019-4662  
OCT 24 2019

Amount Paid \$ 5,873.<sup>66</sup>  
Skagit Co. Treasurer  
By *ham* Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620040212

**CHICAGO TITLE**  
020040212

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald E. Chandler and Kirsten J. Chandler, Trustees & Trustors of The Chandler Living Trust dated June 6, 2000

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Richard Tad Uchida and Consuelo Uchida, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

Lot No. 175, Survey of Shelter Bay Division No. 2, Township 33, Range 2 East, Section 2, as recorded June 26, 1969 in official records of Skagit County, Washington, under recording number 728258.

Together with the following described parcel:

Beginning at the most Easterly corner of Lot 175;  
thence North 49°37'30" East to the line of mean high tide;  
thence Northwesterly along the line of mean high tide to an intersection with a line projected North 72°04'00" East from the most Northerly corner of Lot 175;  
thence South 72°04'00" West to the most Northerly corner of Lot 175;  
thence South 40°22'30" East a distance of 50.00 feet to the Point of Beginning.

Situated in the County of Skagit and State of Washington.

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

Tax Parcel Number(s): P129043 / 5100-002-175-0000, S3302020024

**STATUTORY WARRANTY DEED**  
(continued)

Recorded: April 8, 1969

Auditor's No: 725143, records of Skagit County, Washington

Sublessor: Shelter Bay Company, a Washington Corporation

Disclosed by: Memorandum of Lease Agreement recorded under recording number 8101270050

The Sublessee's interest was assigned by successive instruments, the last one which was

Recorded: June 6, 2004

Auditor's No.: 200406160052, records of Skagit County, Washington

Assignee: Donald E. Chandler and Kirsten J. Chandler, Trustees & Trustors of the Chandler Living Trust Dated June 6, 2000

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

Recorded: 10/24/2019

Auditor's No.: 201910240073

**STATUTORY WARRANTY DEED**  
(continued)

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

Dated: October 14, 2019

Donald E. Chandler and Kirsten J. Chandler, Trustees & Trustors of The Chandler Living Trust dated June 6, 2000

BY: Kirsten J. Chandler, Trustee  
Kirsten J. Chandler  
Trustee

BY: Donald E. Chandler, Trustee  
Donald E. Chandler  
Trustee



State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Kirsten J. Chandler  
and Donald E. Chandler  
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Chandler Living Trust dated June 6, 2000 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 24, 2019

Martin E. Lehr  
Name: Martin E. Lehr  
Notary Public in and for the State of WA  
Residing at: La Conner  
My appointment expires: 2-9-23

**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. 2:

Recording No.: 728258

2. Covenants, conditions, liability for assessments 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.: 728259

Executed by: Shelter Bay Company, a Washington corporation

AMENDED by instruments:

Auditor's No.: 742573, 755472, 771237, 8706120004, 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 and 201808160044, records of Skagit County, Washington

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Owners of Lot 171

Purpose: Usage of dock easement

Recording Date: June 17, 1981

Recording No.: 8106170051

4. 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

**EXHIBIT "B"**Exceptions  
(continued)

the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 9205150041

5. Assignment of dock easement, and the terms and conditions thereof:  
Recorded: August 9, 2018  
Recording No.: 201808090119
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  
Recorded: February 26, 2009  
Auditor's No. 200902260127, records of Skagit County, Washington  
Providing: Special Assessments
8. Water rights, claims or title to water within the boundaries of the Swinomish Indian Reservation.
9. 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.
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 Company.
13. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.
14. Assessments, if any, levied by City of Laconner.
15. Lease, including the terms and conditions thereof, and any failure to comply with the terms, covenants, conditions, and provisions;

**EXHIBIT "B"**

Exceptions  
(continued)

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.

Amendment to said trust deed credit limit

Executed by:  
Recording Date: December 11, 2006  
Recording No: 2612110158