

When recorded return to:
Susan I. Weiss
4502 Schooner Drive
Anacortes, WA 98221

201911220147
11/22/2019 04:09 PM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040673

CHICAGO TITLE
020040673

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Swisher, Trustee of the Don Swisher Trust Dated August 25, 2006, as to an undivided 50% interest and David Swisher, Trustee of the Carolyn Swisher Trust Dated August 25, 2006 as to an undivided 50% interest

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Susan I. Weiss, 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.)

Unit R-103, SHELTER BAY CONDOMINIUMS LOT 1'

Tax Parcel Number(s): P129659 / 5100-003-103-0000, S3302020164

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

Dated: May 25, 1973

Recorded: May 29, 1973

Auditor's No.: 785686, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Fidalgo, Inc. a corporation

Disclosed by: Memorandum of Lease

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

Recorded: November 22, 2019
Auditor's No. : 201911220146

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 5123
NOV 22 2019

Amount Paid \$1,487.⁷⁴
Skagit Co. Treasurer
By *Mad* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 7, 2019

Donald Swisher, Trustee of the Don Swisher Trust Dated August 25, 2006

BY: [Signature]
David Swisher
Trustee

Carol J Swisher, Trustee of the Carol Swisher Trust Dated August 25, 2006

BY: [Signature]
David Swisher
Trustee

State of OR
County of Deschutes

I certify that I know or have satisfactory evidence that David Swisher

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 Carol Swisher Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11-20-19



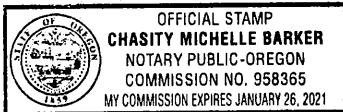
[Signature]
Name: Chasity Michelle Barker
Notary Public in and for the State of OR
Residing at: Bend
My appointment expires: 1-26-21

State of OR
County of Deschutes

I certify that I know or have satisfactory evidence that David Swisher

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 Don Swisher Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11-20-19



[Signature]
Name: Chasity Michelle Barker
Notary Public in and for the State of OR
Residing at: Bend
My appointment expires: 1-26-21

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129659 / 5100-003-103-0000 and S3302020164

Condominium Unit R-103 of SURVEY AND SET OF PLANS, SHELTER BAY CONDOMINIUMS LOT ONE, recorded May 15, 1973 as Auditor's File No. 785022, in Volume 117 of Official Records, Pages 265 and 266, records of Skagit County, being a replat of a portion of Tract "C", "SURVEY OF SHELTER BAY DIV. 3, Tribal and Allotted Lands of Swinomish Indian Reservation", as recorded in Volume 43 of Official Records, Pages 839 to 842, inclusive, records of Skagit County, and as identified by Declaration recorded under Auditor's File No. 785023, records of Skagit County, Washington.

TOGETHER WITH an undivided 12.32% interest in the common and limited common areas within said condominium as set forth in said Declaration recorded under Auditors' File No. 785023, and as shown on said SURVEY AND SET OF PLANS, SHELTER BAY CONDOMINIUM LOT ONE.

TOGETHER WITH a non-exclusive and exclusive use of the common areas and limited common areas as set forth in said Declaration recorded under Auditor's File No. 785023.

AND TOGETHER WITH the right to use that certain additional uncovered parking space under the terms of Articles III and VI of said Declaration recorded under Auditor's File No. 785023, and as delineated on the SURVEY AND SET OF PLANS, SHELTER BAY CONDOMINIUMS LOT ONE, and as the same exists on the ground.

Situate in the County of Skagit, State of 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: March 17, 1970
 Auditor's No(s): 737015, 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, 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, 201808160044, records of Skagit County, Washington
5. Terms, covenants, conditions, easements and restrictions and liability for assessments contained in Declaration of Condominium for said condominium;

Recorded: May 14, 1973
 Auditor's No.: 785023, records of Skagit County, Washington

AMENDED by instrument(s):
 Recorded: July 19, 1995; June 7, 1996; July 12, 1996; April 18, 2000, May 18, 2000; June 1, 2000; October 5, 2001, June 27, 2005, August 5, 2019
 Auditor's No(s): 9507190056; 9606070083; 9607120009; 200004180072; 200006010055; 200110050122; 200110050123; 200110050124, 200506270201, 201808050073, records of Skagit County, Washington
6. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: January 29, 1993
 Auditor's No(s): 9301290035, records of Skagit County, Washington
 Imposed By: Shelter Bay Community, Inc.

EXHIBIT "B"

Exceptions
(continued)

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: June 27, 1969 and August 7, 1990
Auditor's No.: 728259 and 9008070009, 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
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. Assessments, if any, levied by Fidalgo Homeowners Association.
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.
14. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 29, 2019

between Susan I Weiss ("Buyer")
Buyer Buyer
and Don Swisher Trust Carolyn J Swisher Trust ("Seller")
Seller Seller
concerning 103 Shelter Bay Drive 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.

Authenticate
Susan Weiss 10/29/2019
Buyer Date
10/29/2019 11:18:13 AM PDT

Authenticate
David K. Swisher, Trustee 10/29/2019
Seller Date
10/29/2019 8:11:02 PM PDT

Buyer Date

Seller Date