

When recorded return to:
William L Bourgault
163 Swinomish Drive
La Conner, WA 98257



201912030089

12/03/2019 03:18 PM 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.: 620039006

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-5246
DEC 03 2019

Amount Paid \$2865.46
Skagit Co. Treasurer
By *nam* Deputy

CHICAGO TITLE
020039006

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sheryl Y Martin, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to William L Bourgault, an unmarried person

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

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

Dated: June 22, 1974

Recorded: March 17, 1978

Auditor's No.: 875677

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Phillip Rowson Sheppard and Elizabeth Sheppard, husband and wife

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

Recorded: December 3, 2019

Auditor's No.: 201912030088

LOT 163, 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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

P129032

STATUTORY WARRANTY DEED

(continued)

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

Tax Parcel Number(s): P129032/ 5100-002-163-0000

Subject to:

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

Dated: November 7, 2019

Sheryl Y Martin
Sheryl Y Martin

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that

Sheryl Y Martin
(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: November 08 2019

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

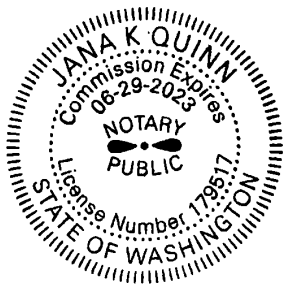


EXHIBIT "A"

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: June 27, 1969
 Auditor's No(s): 728259, 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 and July 20, 2016
 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 and 201808160044, records of Skagit County, Washington
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

EXHIBIT "A"Exceptions
(continued)

Recorded: June 27, 1969
 Auditor's No.: 728259, 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

6. 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
 Affects: All private roads within the plat of Survey of Shelter Bay, Div. 2, and other properties

7. 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 Revised Shelter Bay Division No. 2:

Recording No: 737013

8. Agreement, including the terms and conditions thereof; entered into;

By: Shelter Bay Community, Inc.
 And Between: Shelter Bay Community Div. 1
 Recorded: February 26, 2009
 Auditor's No. 200902260127, records of Skagit County, Washington
 Providing: Special assessments

9. Any failure to comply with terms and conditions contained in the instrument creating the easement described as

Purpose: Dock easement
 Recording Date: June 17, 1981
 Recording No.: 8106170043

Reference is hereby made to said document for full particulars.

Assignment of Dock Easement, including the terms, covenants and provisions thereof;

EXHIBIT "A"

Exceptions
(continued)

Recording Date: February 16, 2018
Recording No.: 201802160068

10. Any question that may arise due to shifting or change in the course, boundaries or high water line of body of water or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of body of water.
11. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
12. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.
15. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc.
16. Dues, charges and assessments, if any, levied by Shelter Bay Company.
17. 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."