


When recorded return to:  
Lawrence Lee Layman and Susan K Hodges  
374 Ozette Place  
La Conner, WA 98257

  
**201912060131**  
12/06/2019 03:33 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.: 620040458

**CHICAGO TITLE**  
620040458

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Angela B Finlan, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Lawrence Lee Layman and Susan K Hodges, 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.)

LT 374, REVISED MAP SURVEY OF SHELTER BAY DIV 2, TRIBAL & ALLOTTED LANDS OF  
SWINOMISH INDIAN RES

Tax Parcel Number(s): P129188/ 5100-002-374-0000

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

Dated: June 10, 1972

Recorded: June 14, 1972

Auditor's No.: 77110, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: L. W. Sinclair and Shelagh Sinclair, husband and wife

Disclosed by: Memorandum of Lease

Assignment of Leasehold Estate and terms, provisions and conditions thereof

Recorded: December 6 2019  
Auditor's No. 201912060130

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20195303  
DEC 06 2019

Amount Paid \$ 2379.52  
Skagit Co. Treasurer  
By BT Deputy

## STATUTORY WARRANTY DEED

(continued)

Dated: December 3, 2019

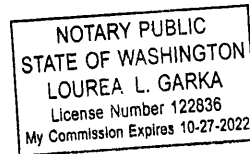
Angela B. Finlan  
Angela B. Finlan

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Angela B. Finlan 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: December 5, 2019

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Bellingham  
My appointment expires: 10/27/2022



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P129188/ 5100-002-374-0000**

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Lot 374, REVISED MAP SURVEY OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservations, as recorded March 17, 1970, in Volume 43 of Official Records, pages 833 through 838, under Auditor's File No. 737013, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

## EXHIBIT "B"

### Exceptions

1. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: August 16, 1968  
 Lessor: The Swinomish Indian Tribal Community, et. al.  
 Lessee: Indian Bay Company, now Shelter Bay Company  
 Recording Date: August 8, 1969  
 Recording No.: 725143

Supplemented and Amended by instrument:

Recording Date: May 14, 1969  
 Recording No.: 726476

As amended, the Leasehold term is 75 years from July 1, 1969.

2. Covenants, conditions, restrictions and easements 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: June 27, 1969  
 Recording No.: 728259

Modification(s) of said covenants, conditions and restrictions

Recording No.: 742573, 7455472, 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.

In this connection we also note a Stipulated Judgment recorded on February 26, 2009 under recording number 200902260127 .

3. Liens and charges as set forth in the above mentioned declaration,

Payable to: Shelter Bay Community, Inc.

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 the extent that said covenant or restriction is permitted by applicable law, as set forth on the Revised Map of Survey of Shelter Bay Div. 2:

Recording No: 737013

5. 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 3:

Recording No: 737014

6. 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: 9408120077

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Shelter Bay Community, Inc..
10. Assessments, if any, levied by Shelter Bay Company.

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 November 01, 2019  
between Lawrence Lee Layman Susan K. Hodges ("Buyer")  
Buyer Buyer  
and Angela B Finlan ("Seller")  
Seller Seller  
concerning 374 Ozette Place 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  
Lawrence Lee Layman 11/01/2019  
Buyer 12:46:18 PM PDT Date

Authentisign  
Susan Hodges 11/01/2019  
Buyer 12:51:44 PM PDT Date

Authentisign  
Angela B Finlan 11/02/2019  
Seller 12:05:19 6:40:00 PM PDT Date

Angela B. Finlan 12-5-19  
Seller Date