

**When recorded return to:**  
Roger Wills  
West Coast Builders LLC  
1613 S 10th St.  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039617

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-572

Feb 14 2020

Amount Paid \$3285.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**CHICAGO TITLE**  
**620039617**  
**STATUTORY WARRANTY DEED**

**THE GRANTOR(S)** Melanie M Austin, an unmarried person, also appearing of record as Melanie M Stickels

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to West Coast Builders LLC, a Washington Limited Liability Company

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

TRACT 16, SHELTER BAY DIV. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGES 80 AND 81, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P69096/ 3998-000-016-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 12, 2020

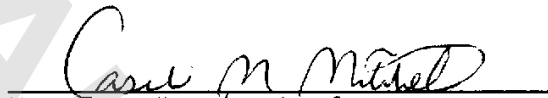
  
Melanie M Stickels  
Austin

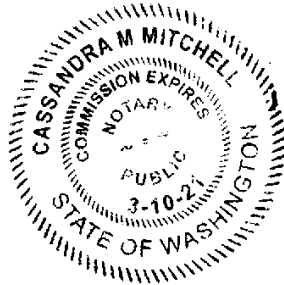
State of WA  
County of SKagit

I certify that I know or have satisfactory evidence that

Melanie M Austin  
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: 2-14-2020

  
Name: Cassandra M Mitchell  
Notary Public in and for the State of WA  
Residing at: MT Vernon  
My appointment expires: 3-10-21



**EXHIBIT "A"**  
Exceptions

1. 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 plat of Shelter Bay Div. 1:

Recording No: 730373

2. 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 Shelter Bay Div. 1

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

Purpose: sewer system  
Recording Date: August 26, 1969  
Recording No.: 730371

4. 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, 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: August 28, 1969  
Recording No.: 730374

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 19, 1969  
Recording No.: 742572

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 18, 1972  
Recording No.: 771236

**EXHIBIT "A"**

**Exceptions  
(continued)**

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 12, 1987  
Recording No.: 8706120007

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 7, 1989  
Recording No.: 8907070110

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 15, 1990  
Recording No.: 9005150058

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 17, 1991  
Recording No.: 9105170025

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 22, 1991  
Recording No.: 9107220050

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 22, 1991  
Recording No.: 9107220051

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 20, 1992  
Recording No.: 9205200023

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 20, 1992  
Recording No.: 9205200024

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 20, 1992  
Recording No.: 9205200025

**EXHIBIT "A"**

Exceptions  
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 14, 1996  
Recording No.: 9605140103

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 14, 1997  
Recording No.: 9705140180

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 7, 1998  
Recording No.: 9805070092

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 7, 1999  
Recording No.: 9905070119

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 10, 2000  
Recording No.: 200005100092

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 10, 2000  
Recording No.: 200005100093

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 9, 2001  
Recording No.: 200105090101

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 16, 2002  
Recording No.: 200205160173

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 28, 2005  
Recording No.: 200501280090

Modification(s) of said covenants, conditions and restrictions

**EXHIBIT "A"**

Exceptions  
(continued)

Recording Date: May 19, 2005  
Recording No.: 200505190051

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 19, 2005  
Recording No.: 200505190052

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 18, 2007  
Recording No.: 200712180107

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 28, 2008  
Recording No.: 200802290010

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 5, 2009  
Recording No.: 200905050047

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 25, 2011  
Recording No.: 201105250120

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 31, 2013  
Recording No.: 201305310138

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 23, 2015  
Recording No.: 201506230053

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 20, 2016  
Recording No.: 201607200052

Modification(s) of said covenants, conditions and restrictions

**EXHIBIT "A"****Exceptions  
(continued)**

Recording Date: August 16, 2018  
Recording No.: 201808160044

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provision thereof disclosed by instrument:  
  
Recorded: August 29, 1969 , August 19, 1970, January 29, 1993 and 200902260127  
Recording No.: 730374, Recording No.: 742572, Recording No. 9301290035 and Recording No.: 200902260127  
Imposed by: Shelter Bay Community, Inc.
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Shelter Bay Community Inc.