

When recorded return to:
Katie D. Grove
671 Muckleshoot Circle
La Conner, WA 98257

202002210013
02/21/2020 09:12 AM 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.: 620041415

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 21 2020

Amount Paid \$2457.00
By: Mq
Skagit Co. Treasurer
Deputy

CHICAGO TITLE
620041415
STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeff Holliman and Linda Holliman who aquired title as Jeffrey M Hollman and Linda M Hollman, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Katie D. Grove, an unmarried person and Sara E. Velasquez, 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.)

Lot(s): 671 Shelter Bay Div. 4

Tax Parcel Number(s): P129391 / 5100-004-671-0000, S3302020342

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

Dated: July 1, 1976

Recorded: May 1, 1978

Auditor's No.: 878568

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Eugene L. Snow and Dixie A. Snow, husband and wife

Disclosed by: Memorandum of Lease

Assignment of Leasehold Estate and terms, provisions and conditions thereof

Recorded: _____

Auditor's No.: _____

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 12, 2020

Jeff Holliman
Jeff Holliman
Linda Holliman
Linda Holliman

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jeff Holliman and Linda Holliman are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *February 12th 2020*
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 "A"
Legal Description

For APN/Parcel ID(s): P129391 / 5100-004-671-0000 and S3302020342

LOT 671, "SURVEY OF SHELTER BAY DIVISION 4, TRIBAL AND ALLOTTED LANDS OF SWINOMISH INDIAN RESERVATION", ACCORDING TO THE SURVEY RECORDED JULY 8, 1970, IN VOLUME 48 OF OFFICIAL RECORDS, PAGES 627 THROUGH 631, UNDER AUDITOR'S FILE NO. 740962, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 Survey of Shelter Bay, Division No. 4 in Volume 48, Pages 627 through 631:

Recording No: 740962

2. 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: July 8, 1970
Recording No.: 740963

Modification(s) of said covenants, conditions and restrictions

Recording Nos.: 771239, 8706120006, 8907070110, 9107220050 (re-record of 9105170025), 9107220051 (re-record of 9005150058), 9205200023, 9205200024, 9205200025, 9406200066, 9505160046, 9605140103, 9705140180, 9805070092, 9905070119, 200005100092, 200005100093, 200105090101, 200205160173, 200501280090, 200505190051 and 200505190052, 200802290010, 200905050047, 201105250120, 201305310138, 201506230053, 201607200052 and 201808160044

3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument:

Recorded: July 8, 1970 and May 16, 1995
Auditor's Nos.: 740963 and 9505160046
Imposed By: Shelter Bay Community, Inc.

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution system
Recording Date: April 20, 1993
Recording No.: 9304200098
Affects: Portion of premises

5. Agreement and the terms and conditions thereof:

Between: Shelter Bay Community, Inc. and Shelter Bay Community Division No. 2
Recording Date: February 26, 2009
Recording No.: 200902260127
Providing: Special Assessments

6. Water rights, claims or title to water within the boundaries of the Swinomish Indian Reservation.
7. 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.
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Dues, charges and assessments, if any, levied by Shelter Bay Company.

EXHIBIT "B"
Exceptions
(continued)

11. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.

D9-39D812BF3EEA

Author:slg.ID:1EER8ABA-CCFD-41D2-9916-EB513C7C64F7

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 February 01, 2020

between Katie D Grove Sara E Velasquez ("Buyer")
Buyer Buyer
and Jeff Holliman Linda Holliman ("Seller")
Seller Seller
concerning 671 Muckleshoot Circle 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.

Authenticator Katie D Grove 02/01/2020
02/01/2020 4:52:01 PM PST Date

Jeff Holliman 02-02-2020
Seller Date

Authenticator [Signature] 02/01/2020
02/01/2020 4:52:35 PM PST Date

Linda Holliman 02-02-2020
Seller Date

READ and APPROVED

[Signature]