

03/09/2020 12:01 PM Pages: 1 of 4 Fees: \$108.50
Skagit County Auditor

When recorded return to:

Louis Dwight Arney and Donelda Mae Arney
~~619 Nehalem Lane~~ 4628 Parker Rd E
~~La Conner, WA 98257~~ Sumner WA 98390

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041500

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2020857
MAR 09 2020

Amount Paid \$ 2094.60
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert D. Sterling, as Trustee of the Sterling Living Trust dated September 18, 2006

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Louis Dwight Arney and Donelda Mae Arney, husband and wife

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

Lot 619, SURVEY OF SHELTER BAY DIVISION 4, 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 Skagit County, Washington.

Tax Parcel Number(s): P129357 / 5100-004-619-0000, S3302020311

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

Dated: October 2, 1971

Recorded: October 19, 1977

Auditor's No.: 867105, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Richard B. Brown and Beverly J. Brown, husband and wife

Disclosed by: Memorandum of Lease

STATUTORY WARRANTY DEED
(continued)

Assignment of Leasehold Estate and terms, provisions and conditions thereof

Recorded: 3/9/20

Auditor's No: 202003090072

Subject to:

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

^{6 103}
Dated: March 4, 2020

Robert D. Sterling, as Trustee of the Sterling Living Trust dated September 18, 2006

BY [Signature]
Robert D. Sterling
Trustee

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Robert D. Sterling is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he she was authorized to execute the instrument and acknowledged it as Trustee of Sterling Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3/6/2020

Name: Kellia Mayo
Notary Public in and for the State of WA
Residing at: Seahurst, WA
My appointment expires: 6/19/21

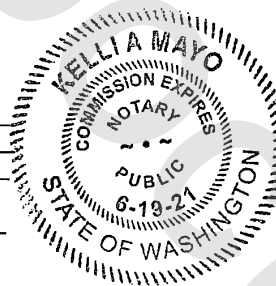


EXHIBIT "A"

Exceptions

1. 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.
2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
 Recorded: July 8, 1970
 Auditor's No(s): 740963, records of Skagit County, Washington
 Executed By: Shelter Bay Company, a Washington corporation

AMENDED by instrument:

Recorded: 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.: 771239; 8706120006; 8907070110; 9005150058; 9105170025; 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

3. Provision contained in Deeds through which title is claimed by other lot owners in said subdivision from Skyline Associates, which may be notice of a general plan, as follows:

 "Purchaser agrees and covenants that the above-described real estate shall be subject to charges and assessments in conformity with the rules and regulations, Articles of Incorporation and By-Laws of SKYLINE BEACH CLUB, INC., a Washington non-profit corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said non-profit corporation.
4. 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
5. City, county or local improvement district assessments, if any.

EXHIBIT "A"

Exceptions
(continued)

6. Assessments, if any, levied by Shelter Bay Company.
7. Assessments, if any, levied by Shelter Bay Community, Inc..