

202003170104

03/17/2020 03:49 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Anita Hamilton
1004 Commercial Avenue, No. 482
Anacortes, WA 98221

~~Land Title and Escrow~~

01-175136-0

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Murphey and Ellen Murphey, a married couple

for and in consideration of \$10.00 and other good and valuable consideration
in hand paid, conveys, and warrants to Anita Hamilton, a married woman, as her separate property
the following described real estate, situated in the County of Skagit, State of Washington:

A leasehold estate in the following described land created by the instrument herein referred to as the
Lease which is identified as follows:

Dated: March 31, 1973
Recorded: April 2, 1973
Auditor's File No.: 782754
Lessor: Shelter Bay Company, a Washington Corporation
Lessee: Arnold K Stewart & Mary L Stewart, Husband and Wife
Assignment of Leasehold Estate and the terms, provisions and conditions thereof:

Recorded: 3/17/2020
Auditor's No.: 202003170104

A leasehold interest in the following described tract:
Lot 264, "REVISED MAP OF SURVEY OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of
Swinomish Indian Reservation," as recorded in Volume 43 of Official Records, page 833, records of
Skagit County, Washington.
Situate in the County of Skagit, State of Washington.

Subject to Exhibit "A" attached hereto and made a part hereof

Abbreviated Legal:

Tax Parcel Number(s): 5100-002-264-0000 (P6509)

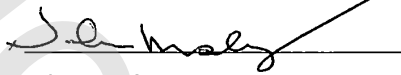
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

7020982
MAR 17 2020


Amount Paid \$
Skagit Co. Treasurer
By Deputy

LPB 10-05

Dated: March 4, 2020



John Murphey



Ellen Murphey

State of Washington
County of King

I certify that I know or have satisfactory evidence that John Murphey and Ellen Murphey (is/~~are~~) the person(s) who appeared before me, and said person(s) acknowledge that (he/~~she/they~~) signed this instrument and acknowledged it to be (his/~~her/their~~) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/12/2020

Notary Public in and for the State of Washington

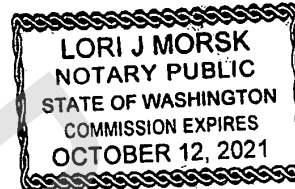
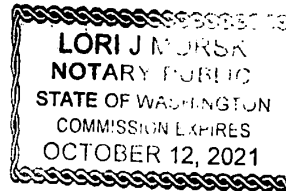
My appointment expires: 10/12/2021

EXHIBIT "A"

A. LEASE, INCLUDING TERMS AND CONDITIONS THEREOF:

Lessor: Swinomish Indian Tribal Community, Alvin Bobb,
Cary Bobb, Margaret Cagey, Emily Joe, et a
Lessee: Indian Bay Company
For A Term Of: 25 years, together with an option to renew for an
additional 25 year term
Dated: August 16, 1968
Recorded: April 8, 1969
Auditor's No.: 725143
(Said lease covers the subject property and other property)

The lessee's interest in said Lease is now held of record by Shelter Bay Company, a
Washington corporation.

A supplement and amendment of said Lease, dated February 11, 1969, was recorded May 14,
1969, under Auditor's File No. 726476. Said amendment provides that the terms of said
Lease shall be for 75 years beginning July 1, 1969, reference to the record is hereby made for
full particulars.

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION
OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED
ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: June 18, 1969
Recorded: June 27, 1969
Auditor's No.: 728259
Executed By: Shelter Bay Company, a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS AND BY-LAWS WERE
AMENDED BY THE FOLLOWING:

Auditor's Nos.:

742573, 755472, 771237, 8706120004, 8907070110, 9107220051 (re-recording of portion of
instrument 9005150058), 9107220050 (re-recording of portion of instrument 9105170025),
9205200023, 9205200024, 9205200025, 9406200066, 9505160046, 9605140103,
9705140180, 9805070092, 9905070119, 200005100092, 200005100093, 200105090101,
200205160173, 200501280090, 200505190051, 200505190052, 200712180107,
200802290010, 200905050047, 201105250120, 201305310138, 201506230053,
201607200052, and 201808160044.

Exhibit "A" continued

C. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Gene Dunlap
Purpose: Ingress, egress, drainage and underground utilities
Recorded: March 17, 1970
Auditor's No.: 737018

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Swinomish Indian Tribe
Purpose: To excavate for, install, replace, improve, maintain and use an 8 inch diameter water main, concrete meter vault and appurtenances
Area Affected: Exact location and extent of easement is undisclosed of record
Recorded: August 15, 1975
Auditor's No.: 821974

- E. Any law, ordinance or regulation of an Indian Tribe or Nation including, but not limited to, building and zoning ordinances, restricting or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance, or regulation.

Rights of eminent domain or rights of police power exercised by an Indian Tribe or Nation unless notice of the exercise of such rights appears in the public records at Date of Policy.

- F. Terms and conditions contained in Shelter Bay Community, Inc. Resolution No. 07-17 as recorded December 18, 2007, under Auditor's File No. 200712180107.

G. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Shelter Bay Community, Inc.
And: Shelter Bay Community Div. 1
Recorded: February 26, 2009
Auditor's No.: 200902260127
Regarding: Special assessments