

When recorded return to:  
David I. Mason and Karen G. Mason  
3568 Stoney Ridge Dr  
Bellingham, WA 98226



202003300091

03/30/2020 11:25 AM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620041731

2020-1143  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 30 2020

CHICAGO TITLE

Amount Paid \$ 2,669.00  
Skagit Co. Treasurer  
By Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Sue Crandall, a married woman, as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to David I. Mason and Karen G. Mason, 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.)

Lot(s): 625, SHELTER BAY DIV. NO. 4

Tax Parcel Number(s): S3302020316/P129362 / 5100-004-625-0000

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

Dated: November 2, 1971

Recorded: November 3, 1971

Recording No.: 759980 records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Floyd W. Severson and Diane C. Severson, husband and wife

Disclosed by: Memorandum of Lease

Assignment of Leasehold Estate and Terms, Provisions and Conditions thereof

Recorded: 03-30-2020

Auditor's No.: 202003300090

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: March 25, 2020

Sue Crandall  
Sue Crandall

Kenneth Crandall  
Kenneth Crandall

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Sue Crandall 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: 3-26-2020

Jennifer Brazil  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2020

Notary Public  
State of Washington  
Jennifer Brazil  
Commission Expires 07/25/2020

JURAT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Statutory Warranty Deed

State of Washington

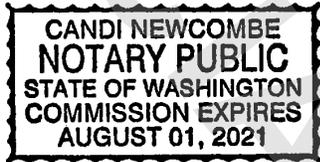
County of Skagit

Signed and sworn to (or affirmed) before me on March 27, 2020 by  
Kenneth Crandall  
\_\_\_\_\_  
(name of person making statement).

Candi Newcombe  
Name: Candi Newcombe

Notary Public in and for the State of Washington,  
Residing at: Mt Vernon, WA

My appointment expires: Aug 1, 2021



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): S3302020316/P129362 / 5100-004-625-0000**

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Lot 625, 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.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
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. 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
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by Shelter Bay Community, Inc..