

When recorded return to:
Lauren A. Reynolds and Katie M. Bassford
P.O. Box 62
La Conner, WA 98257

202006100113
05/10/2020 03:49 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 10 2020

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Amount Paid \$ 1857.80
By Skagit Co. Treasurer Deputy

CHICAGO TITLE
620042632

Escrow No.: 620042632

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nataliya V. Kopyltsova, a married woman who acquired title as Nataliya Van Der Vis, 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 Lauren Reynolds, an unmarried person and Katie Bassford, 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.)

Tax Parcel Number(s): P128842 / 5100-002-252-0000 / S3402350008

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

Dated: October 1, 1974

Recorded: May 19, 1981

Auditor's No.: 8105190044, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington Corporation

Lessee: James Hepplewhite and Sue Hepplewhite, husband and wife

Assignment of Leasehold Estate and the terms, provisions and conditions thereof

Recorded: June 10, 2020


Auditor's No.: 202006100113

STATUTORY WARRANTY DEED
(continued)

Subject to:


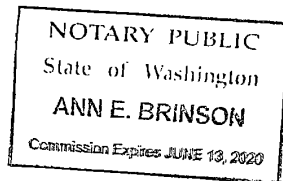
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: May 28, 2020



Nataliya V. KopyltsovaState of Washington
_____ of Thurston county

I certify that I know or have satisfactory evidence that
Nataliya V. Kopyltsova
_____ 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: 6.5.2020

Name: Ann E Brinson
Notary Public in and for the State of WA
Residing at: Olympia
My appointment expires: 6.13.2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P128842 / 5100-002-252-0000 / S3402350008

Lot 252, REVISED MAP OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservation as recorded March 17, 1970, in Volume 43 of Official Records, pages 833 through 838, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

1. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof.
2. Any defect in or invalidity of, or any matters relating to the leasehold estate described in Exhibit 'B' which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Exhibit 'B'.
3. The property described herein is or may be located within the boundaries of the Swinomish Indian Reservation. The governmental regulatory powers referenced in Paragraphs 1 and 2 of the Exclusion from Coverage include, in addition to other governmental entities, the Swinomish Tribe.
4. A Lease, or memorandum thereof, including the terms and conditions thereof;

Dated: August 16, 1968
Recording Date: August 8, 1969
Recording No.: 725143
Lessor: The Swinomish Indian Tribal Community, et al
Lessee: Indian Bay Company, now Shelter Bay Company
Affects: Said premises and other property

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

Supplement and Amendment of said instrument:

Dated: February 11, 1969
Recording Date: May 14, 1969
Recording No.: 726476

As amended, the Leasehold term is 75 years from July 1, 1969.

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recording Date: March 17, 1970
Recording No.: 737018
For: Ingress, egress, drainage and underground utilities
6. Covenants, conditions, restrictions and easements 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

EXHIBIT "B"**Exceptions
(continued)**

Recording Date: May 5, 1993
Recording No.: 9305050046

7. Covenants, conditions, restrictions and easements 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: June 27, 1969
Recording No.: 728259

8. Liens and charges as set forth in the above mentioned declaration(s),

Payable to: Shelter Bay Community, Inc. and / or Shelter Bay Company

9. Agreement, including the terms and conditions thereof; entered into;

Between: Shelter Bay Community, Inc. and Shelter Bay Community Div. 1
Recording Date: February 26, 2009
Recording No.: 200902260127
Providing: Special assessments

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Shelter Bay Community Inc..
13. Assessments, if any, levied by Shelter Bay Company.