

When recorded return to:
Duarte Nascimento Abel and Linda Ann Abel
36940 Shangri-La Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2085

Jun 12 2020

Amount Paid \$3453.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042915

CHICAGO TITLE
620042915

STATUTORY WARRANTY DEED

THE GRANTOR(S) Larry Dale Skaw and Robin Lynn Skaw, 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 Duarte Nascimento Abel and Linda Ann Abel, 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): 2, Shangri-La *on the Skagit*

Tax Parcel Number(s): P68992 / 3996-000-002-0032

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 10, 2020

Larry Dale Skaw
Larry Dale Skaw
Robin Lynn Skaw
Robin Lynn Skaw

State of WASHINGTON
County of SKAGIT KING

I certify that I know or have satisfactory evidence that Larry Dale Skaw and Robin Lynn Skaw 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: JUNE 11, 2020

Tony Benson
Name: TONY BENSON
Notary Public in and for the State of WA
Residing at: PUNIAUP
My appointment expires: 2/1/21



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68992 / 3996-000-002-0032

LOT 2, SHANGRI-LA ON THE SKAGIT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGES 52 AND 53, 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 and statements, 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 FACE OF SAID PLAT SHANGRI-LA ON THE SKAGIT:

Recording No: 715628

2. Terms and provisions contained in letter;
 Recorded: July 27, 1977
 Auditor's No.: 861483, records of Skagit County, Washington
 Regarding: Building permits in said plat

3. 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 18, 1968
 Recording No.: 716023

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 30, 1968
 Recording No.: 717620

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Shangri-La Community Club, Inc.
 Recording Date: July 18, 1968
 Recording No.: 716023

5. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;

Recorded: May 17, 1982
 Auditor's No(s): 8205170004, records of Skagit County, Washington
 Executed By: Sooner Land Development Co.

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

As Follows: Subject to the regulations and bylaws of Shangri-La Community Club as now or hereafter established and adopted.

6. Resolution and the Terms and Conditions thereof by;

Recording Date: January 12, 1999
 Recording No.: 9901120001
 Resolution No.: 5369
 Providing: Sub-Flood Control Zone

7. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

8. 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."

9. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date: August 9, 2019
 Recording No.: 201908090032

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "B"

**Exceptions
(continued)**

11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Shangri-La Community Club.