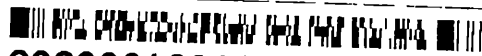


When recorded return to:  
Erik Lindeman  
P.O. Box 397  
La Conner, WA 98257



202006120112

06/12/2020 02:56 PM Pages: 1 of 4 Fees: \$105.50  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620042775

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2020 20-16  
JUN 12 2020

Amount Paid \$ 2704.20  
By Skagit Co. Treasurer  
Deputy

CHICAGO TITLE  
620042775

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Todd M. Wigal and Anne K. Wigal, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Erik Lindeman, an unmarried person and Francesca Mia Reifer, an unmarried person

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

The Leasehold estate affecting the following land created by the instrument herein referred to as the Lease which is identified as follows:

Dated: July 19, 1975

Recorded: July 10, 1987

Recording No.: 8707100085

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Edward H. Standish and Mary Jo Standish, husband and wife

Disclosed by: memorandum of lease

Term: for a period of time terminating on June 30, 2044

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

Recorded: 06/12/2020

Auditors No.: 202006120111

LOT 760, SURVEY OF SHELTER BAY DIVISION 4, ACCORDING TO THE SURVEY  
RECORDED JULY 8, 1970, IN VOLUME 48 OF OFFICIAL RECORDS, PAGE 627 THROUGH  
631, UNDER RECORDING NO. 740962, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P129442 / S3302020232

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

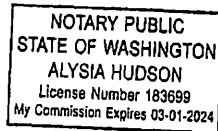
Dated: June 3, 2020

Todd M. Wigal  
Todd M. Wigal  
Anne K. Wigal  
Anne K. Wigal

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Todd M. Wigal and Anne K. Wigal 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 10, 2020  
Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of Washington  
Residing at: Drumheller  
My appointment expires: 03.01.2024



**EXHIBIT "A"**  
Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof:  
  
Dated: July 31, 1969  
Recorded: August 11, 1969  
Recording No.: 729786  
Lessor: The Swinomish Indian Tribal Community, et al  
Lessee: Shelter Bay Company, a Washington corporation  
Affects: said premises and other property
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: electric transmission and/or distribution line  
Recording Date: April 20, 1993  
Recording No.: 9304200098
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 8, 1970  
Recording No.: 740963  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Nos.: 771239, 8706120006, 8907070110, 9107220050 (re-record of 9105170025), 9107220051 (re-record of 9005150058), 9205200023, 9205200024, 9205200025, 9406200066, 9505160046, 9605140103, 9705140180, 9805070092, 9905070119, 200005100092, 200005100093, 200105090101, 200205160173, 200501280090, 200505190051 and 200505190052, 200802290010, 200905050047, 201105250120, 201305310138, 201506230053, 201607200052 and 201808160044
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument:  
  
Recorded: July 8, 1970 and May 16, 1995  
Auditor's Nos.: 740963 and 9505160046  
Imposed By: Shelter Bay Community, Inc.
5. Agreement and the terms and conditions thereof:  
  
Between: Shelter Bay Community, Inc. and Shelter Bay Community Division No. 2  
Recording Date: February 26, 2009  
Recording No.: 200902260127  
Providing: Special Assessments
6. Water rights, claims or title to water within the boundaries of the Swinomish Indian Reservation.
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
9. Dues, charges and assessments, if any, levied by Shelter Bay Company.
10. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.
11. The estate or interest in the land which is covered by the Commitment is: The leasehold estate, as leasehold estate is defined in Section 1(h) of the Conditions and Stipulations of the

**EXHIBIT "A"**  
Exceptions  
(continued)

policy to issue, created by the instrument herein referred to as the Lease which is identified as follows:

Dated: July 19, 1975  
Recorded: July 10, 1987  
Recording No.: 8707100085  
Lessor: Shelter Bay Company, a Washington corporation  
Lessee: Edward H. Standish and Mary Jo Standish, husband and wife  
Disclosed by: memorandum of lease  
Term: for a period of time terminating on June 30, 2044

The Lessee's interest was assigned by successive instrument, the last of which was:

Recorded: November 15, 2005  
Recording No.: 200511150090  
Assignee: Todd M. Wigal and Anne K. Wigal, husband and wife