



202006300114

06/30/2020 02:37 PM Pages: 1 of 4 Fees: \$105.50  
Skagit County Auditor

When recorded return to:  
Donald M Page  
The Page Family Trust  
521 Morris Street, #1195  
La Conner, WA 98257

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620042860

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20202300  
JUN 30 2020

Amount Paid \$ 2520.00  
By *Ma* Skagit Co. Treasurer  
Deputy

CHICAGO TITLE CO.  
620042860  
STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew Foster, an unmarried man and Eva M Bates, a married person as her separate estate, who acquired title as Eva M Foster

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Donald M Page and Lou-Anne Page, Trustees of The Page Family Trust

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

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

Dated: May 22, 1976

Recorded: April 23, 1987

Auditor's No.: 8704230060 records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Andrew J. Thompson and Nancy Thompson, 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: June 30, 2020

Auditors No: 202006300113

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

Lot 398, REVISED MAP SURVEY OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservations, as recorded March 17, 1970, in Volume 43 of Official Records, pages 833 through 838, under Auditor's File No. 737013, 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): P129210 / 5100-002-398-0000 / S340235158

Subject to:

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

# STATUTORY WARRANTY DEED (continued)

Dated: June 24, 2020



Matthew Foster



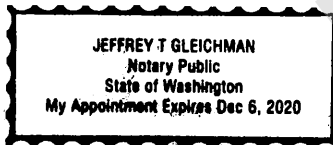
Eva M Bates


State of WASHINGTON

County of KING

I certify that I know or have satisfactory evidence that Matthew Foster 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: JUNE 26, 2020



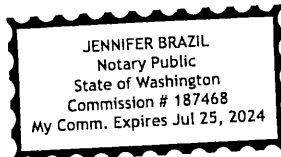
  
Name: JEFFREY T. GLEICHMAN  
Notary Public in and for the State of WA  
Residing at: KING CO.  
My appointment expires: 12-6-2020

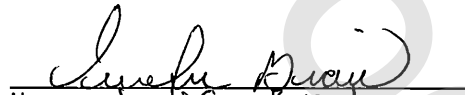
State of WA

County of Skagit

I certify that I know or have satisfactory evidence that Eva M Bates 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: 6-29-2020



  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024

# EXHIBIT "A"

## Exceptions

1. A lease with certain terms, covenants, conditions and provisions set forth therein.

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

Supplemented and Amended by instrument:

Recording Date: May 14, 1969  
 Recording No.: 726476

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

2. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof.

3. 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

Modification(s) of said covenants, conditions and restrictions

Recording No.: 742573, 7455472, 771237, 8706120004, 8907070110, 9005150058, 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.

In this connection we also note a Stipulated Judgment recorded on February 26, 2009 under recording number 200902260127 .

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
 Recorded: June 27, 1969  
 Auditor's No.: 728259, records of Skagit County, Washington  
 Imposed By: Shelter Bay Community, Inc.

AMENDED by instrument:

Recorded: May 16, 1995 and May 7, 1998  
 Auditor's No.: 9505160046 and 9805070092, records of Skagit County, Washington

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 the Revised Map of Survey of Shelter Bay Div. 2:

Recording No: 737013

Said instrument is a re-recording of recording no.: 728258

6. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: August 15, 1975  
 Auditor's No.: 821974, records of Skagit County, Washington  
 In favor of: Swinomish Indian Tribe

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

For: To excavate for, install, replace, improve, maintain and use an 8 inch  
diameter water main, concrete meter vault and appurtenances

Note: Exact location and extent of easement is undisclosed of record.

7. 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
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc.
11. Dues, charges and assessments, if any, levied by Shelter Bay Company.
12. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.