

When recorded return to:

Robert L. McIntosh and Mary E. Wright-McIntosh  
1296 Regency Drive.  
Eugene Oregon 97401

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2481

Jul 07 2020

Amount Paid \$6949.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

**STATUTORY WARRANTY DEED**

GNW 20-5669

THE GRANTOR(S) Kenneth G. Gundrum and Kayla N. Gundrum, a married couple,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Robert L. McIntosh and Mary E. Wright-McIntosh, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description:

Lot 23, SHELTER BAY DIVISION NO. 1

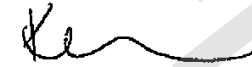
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P69103; 3998-000-023-0001

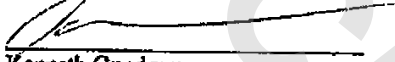
Statutory Warranty Deed  
LPS 10-05

Order No.: 20-5669-KS

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Dated: 6 JUL 2020

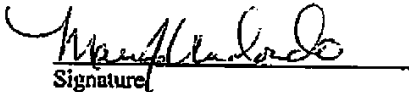
Kayla Gundrum



Kenneth Gundrum

STATE OF WASHINGTON,  
COUNTY OF SKAGIT King

I certify that I know or have satisfactory evidence that Kenneth G. Gundrum and Kayla N. Gundrum 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 the instrument.

Dated: 12 day of July, 2020

Signature

MARIA J. ARREDONDO

Title

My appointment expires: 5-04-2024

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 23 Makah Way, La Conner, WA 98257

Tax Parcel Number(s):

Property Description:

Lot 23, "SHELTER BAY DIVISION NO. 1", according to the plat thereof, recorded in Volume 9 of Plats, pages 80 and 81, records of Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT B**

20-5669-KS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hercof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE COVENANTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: August 4, 1969

Recorded: August 28, 1969

Auditor's No.: 730374

Executed By: Shelter Bay Company, a Washington corporation

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-5669-KS

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:**

Declaration Dated: July 23, 1970, July 13, 1972, May 23, 1987 and May, 1989

Recorded: August 19, 1970, July 18, 1972, June 12, 1987 and July 7, 1989

Auditor's Nos.: 742572, 771236, 8706120003 and 8907070110

Executed By: Shelter Bay Company, a Washington corporation

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE FURTHER AMENDED:**

Recorded: May 20, 1992, June 20, 1994, May 14, 1996, May 7, 1998,

May 7, 1999, April 18, 2000 and May 10, 2000

Auditor's Nos.: 9205200023, 9205200024, 9205200025, 9406200066, 9605140103, 9805070092, 9905070119,

200004180072, 200005100092, 200105090101 and 200205160173

Executed By: Shelter Bay Community, Inc.

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE FURTHER AMENDED:**

Recorded: January 28, 2005, May 19, 2005, December 18, 2007,

February 29, 2008, May 5, 2009, May 25, 2011, May

31, 2013 and June 23, 2015

Auditor's Nos.: 200501280090, 200505190051, 200505190052, 200712180107, 200802290010, 200905050047, 201105250120, 201305310138, 201506230053 and 201607200052

Executed By: Shelter Bay Community, Inc.

**11. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:**

Name: Shelter Bay Div. 1

Recorded: August 28, 1969

Auditor's No.: 730373

12. Said lands lie within the Swinomish Indian Reservation and may be subject to Governmental regulations and taxation by the Swinomish Tribe of Indians.

13. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded July 6, 2017 as Auditor's File No. 201707060092 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.