

202007280135
07/28/2020 03:56 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:
Michael S. Morishima and Sandra Hiramatsu
13723 463rd Ave SE
North Bend, WA 98045

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 2020
JUL 28 2020
Amount Paid \$ 22180
Skagit Co. Treasurer
Deputy
By [Signature]

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620043337

Escrow No.: 620043337

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cortney L. Erickson and Carol G. Erickson, as Trustees of the Courtney L. Erickson and Carol G. Erickson Revocable Living Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael S. Morishima and Sandra Hiramatsu, 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): 227 Block: 2 Shelter Bay

Tax Parcel Number(s): S3402350049/P129083 / 5100-002-227-0000

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

Dated: June 1, 1974

Recorded: June 4, 1974

Auditor's No.: 801782

Lessor: Shelter Bay Company, a Washington corporation

Lessee: King Sligar and Laura H. Sligar, 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: July 28 2020
Auditor's No.: 202007280137

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 20, 2020

Cortney L. Erickson and Carol G. Erickson, as Trustees of the Cortney L. Erickson and Carol G. Erickson

BY: Carol G. Erickson
Carol G Erickson
Trustee

BY: Cortney L. Erickson
Cortney L Erickson
Trustee

State of Washington
County of Pierce

I certify that I know or have satisfactory evidence that Carol G Erickson + Cortney L Erickson is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of the Cortney L. Erickson and Carol G. Erickson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 20 July 2020

Name: Alisha S Jamison
Notary Public in and for the State of Washington
Residing at: Tacoma, Washington
My appointment expires: July 21, 2021

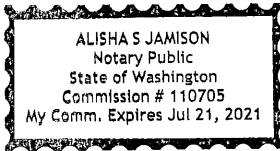


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): S3402350049/P129083 / 5100-002-227-0000

Lot 227, REVISED MAP OF SURVEY OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservation, as recorded 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. 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 Survey of Shelter Bay, Division No. 2 in Volume 33, Pages 32 through 37:

Recording No: 728258

Amendment thereto recorded in Volume 43, Page 833, under Recording No. 737013

2. 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, 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 in the document

Recording Date: June 18, 1969
Recording No.: 728259
Executed by: Shelter Bay Company, a Washington corporation

Amendments of said Covenants

Recording Nos.: 742573, 755472, 771237, 8706120004, 8907070110, 9107220051 (re-recording of 9005150058), 9107220050 (re-recording of 9105170025), 9205200023, 9205200024, 9205200025, 9406200066, 9605140103, 9505160046, 9605140103, 9705140180, 9805070092, 9905070119, 200005100092, 200005100093, 200105090101, 200205160173, 200501280090, 200712180107, 200802290010, 200905050047, 201105250120, 201305310138, 201506230053, 201607200052, and 201808160044

3. 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
Imposed By: Shelter Bay Community, Inc.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Gene Dunlap
Purpose: Ingress, egress, drainage and underground utilities
Recording Date: March 17, 1970
Recording No.: 737018

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

7. City, county or local improvement district assessments, if any.

8. Dues, charges and assessments, if any, levied by Shelter Bay Company.

9. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 19, 2020
between Michael S Morishima Sandra Hiramatsu ("Buyer")
Buyer Buyer
and Cortney L. Erickson Trustee Carol G. Erickson Trustee ("Seller")
Seller Seller
concerning 227 Skagit Way La Conner WA 98257 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticator
Michael S Morishima 06/20/2020
06/20/2020 9:12:12 AM PDT Date

Authenticator Carol G Erickson 06/21/2020
06/21/2020 11:39:24 AM PDT Date
Authenticator Cortney Erickson 06/22/2020
06/22/2020 10:09:25 AM PDT Date