



202008110197

08/11/2020 03:21 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:
Sophie Muggins Shellenberger
315 Shelter Bay Dr
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020-2031
AUG 11 2020

Amount Paid \$ 1769.00
By Skagit Co. Treasurer
Deputy

CHICAGO TITLE
420043358

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043358

STATUTORY WARRANTY DEED

THE GRANTOR(S) Justin E. Schwabe and Paige N. Schwabe who acquired title as Paige N. Lisser, 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 Sophie Muggins Shellenberger, a single woman

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

Dated: August 18, 1972
Recorded: August 29, 1972
Auditor's No. 773237, records of Skagit County, Washington
Lessor: Shelter Bay Company, a Washington Corporation
Lessee: Arthur L. Fleenor and Ethel E. Fleenor, 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: August 11, 2020
Auditor's No.: 202008110196

Abv. legal: Lot 315, Revised Map of Shelter Bay
DIV 2. Parcel: P129147

STATUTORY WARRANTY DEED
(continued)

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 315, REVISED MAP OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian
Reservation as recorded March 17, 1970, in Volume 43 of Official Records, pages 833 through
838, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P129147 / S3402350099

Subject to:

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

Dated: August 5, 2020

[Signature]
Justin E. Schwabe
[Signature]
Paige N. Schwabe

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Justin E. Schwabe and Paige N. Schwabe 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: August 10, 2020
[Signature]
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arington
My appointment expires: 10/27/2022

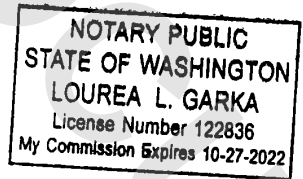


EXHIBIT "A"
Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof;
 Dated: August 16, 1968
 Recorded: August 8, 1969
 Auditor's No.: 725143, records of Skagit County, Washington
 Lessor: The Swinomish Indian Tribal Community, et al
 Lessee: Indian Bay Company, now Shelter Bay Company
 Affects: Said premises and other property

 Supplemented and Amended by instrument:
 Recorded: May 14, 1969
 Auditor's No.: 726476, records of Skagit County, Washington

 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. Any defect in or invalidity of, or any matters relating to the leasehold estate described in Exhibit 'B' which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Exhibit 'B'.
4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: June 27, 1969
 Auditor's No(s): 728259, records of Skagit County, Washington
 Executed By: Shelter Bay Company, a Washington corporation

AMENDED by instrument:

Recording No: 742573
 Recording No: 755472
 Recording No: 771237
 Recording No: 8706120004
 Recording No: 8907070110
 Recording No: 9005150058
 Recording No: 9107220050
 Recording No: 9107220051
 Recording No: 9205200023
 Recording No: 9205200024
 Recording No: 9205200025
 Recording No: 9505160046
 Recording No: 9605140103
 Recording No: 9705140180

EXHIBIT "A"

Exceptions
(continued)

Recording No: 9805070092
 Recording No: 9905070119
 Recording No: 200005100092
 Recording No: 200005100093
 Recording No: 200105090101
 Recording No: 200205160173
 Recording No: 200501280090
 Recording No: 200505190051
 Recording No: 200505190052
 Recording No: 200712180107
 Recording No: 200802290010
 Recording No: 200905050047
 Recording No: 201105250120
 Recording No: 201305310138
 Recording No: 201506230053
 Recording No: 201607200052
 Recording No: 201808160044

5. 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:

Recording No: 9505160046
 Recording No: 9805070092

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
 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.

EXHIBIT "A"

Exceptions
(continued)

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.