



202008250117

08/25/2020 02:32 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:
Karle H. Dresen and Beverly J. Dresen
159 Swinomish Drive
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.: 620044125

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20200825
AUG 25 2020

Amount Paid \$ 3181
Skagit Co. Treasurer

By *MB* Deputy

CHICAGO TITLE
620044125

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrew Thompson, a single person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Karle H. Dresen and Beverly J. Dresen, husband and wife

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): 159, Shelter Bay Div. 2

Tax Parcel Number(s): P129028 / 5100-002-159-0000, S3402350013

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

Lessor: Shelter Bay Company, a Washington corporation
Lessee: Paul J. Avery and Nona G. Avery, husband and wife
Dated: August 14, 1972
Recorded: August 16, 1972
Auditor's No.: 772615
Disclosed by: Memorandum of Lease

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

Recorded: 8-25-2020
Auditor's No.: 202008250117

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 19, 2020

Andrew Thompson
Andrew Thompson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Andrew Thompson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-24-2020

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

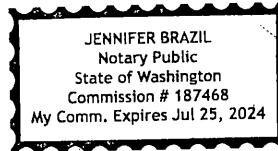


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129028 / 5100-002-159-0000 and S3402350013

A Leasehold interest in the following described property

Lot 159, "REVISED MAP OF SURVEY OF SHELTER BAY DIVISION NO. 2, Tribal and Allotted Lands of Swinomish Indian Reservation", as recorded in Volume 43 of Official Records, page 833, records of Skagit County, Washington.

TOGETHER WITH a Leasehold interest in a beneficial dock easement recorded June 17, 1981, under Auditor's File No. 8106170038, records of Skagit County, Washington.

Situated in Skagit County, 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 No.: 742573
Recording No.: 755472
Recording No.: 771237
Recording No.: 8706120004
Recording No.: 8907070110
Recording No.: 9107220051 being a re-recording of Recording No. 9005150058
Recording No.: 9107220050 being a re-recording of Recording No. 9105170025
Recording No.: 9205200023
Recording No.: 9205200024
Recording No.: 9205200025
Recording No.: 9406200066
Recording No.: 9605140103
Recording No.: 9505160046
Recording No.: 9605140103
Recording No.: 9705140180
Recording No.: 9805070092
Recording No.: 9905070119
Recording No.: 200005100092
Recording No.: 200005100093
Recording No.: 200105090101
Recording No.: 200205160173
Recording No.: 200501280090
Recording No.: 200712180107
Recording No.: 200802290010
Recording No.: 200905050047
Recording No.: 201105250120
Recording No.: 201305310138
Recording No.: 201506230053
Recording No.: 201607200052
Recording No.: 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

EXHIBIT "B"

Exceptions
(continued)

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. Rights-of-way for pipelines, ditches, canals, flumes, if any cross said premises, together with the right to enter thereon for the purpose of repair and maintenance thereof.
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.