



202009170113

09/17/2020 03:21 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Michael G. Kompkoff and Jennifer L. Kompkoff
138 Lummi 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.: 620043113

CHICAGO TITLE
620043113

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ralph Roper and Patricia Roper, 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 Michael G. Kompkoff and Jennifer L. Kompkoff, 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): 138, Shelter Bay Div. 2

Tax Parcel Number(s): P129007 / 5100-002-138-0000, S3402360021

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

Dated: September 6, 1975

Recorded: November 29, 1979

Auditor's No.: 7911290052 records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Jacqueline E. Hinkson

Disclosed by: Memorandum of Lease

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

Recorded September 17, 2020
Auditor's No. 202009170113

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 3726
SEP 17 2020

Amount Paid \$ *2403.40*
By *TPB* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: September 16, 2020

Ralph Roper
Ralph Roper

Patricia Roper
Patricia Roper

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Ralph Roper and Patricia Roper 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: 09.17.2020

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Skagit
My appointment expires 03.01.2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129007 / 5100-002-138-0000 and S3402360021

A leasehold interest in the following described tract:

Lot 138, "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, page 833, records of Skagit County, Washington.

TOGETHER with the following described parcel:

BEGINNING at the most Westerly corner of Lot 138; thence North 66° 00' 00" West to the line of mean high tide; thence Northeasterly along a line of mean high tide to an intersection with a line projected North 74° 33' 55" West from the most Northerly corner of said Lot 138; thence South 24° 33' 55" East to the most Northerly corner of said Lot 138; thence South 81° 43' 28", West a distance of 60.00 feet; thence South 24° 00' 00" West a distance of 60.00 feet to the point of beginning.

TOGETHER WITH all rights under that certain Dock Easement and Assignments thereto recorded under Auditor's File No. 7911290050, Auditor's File No. 8709170075 and Auditor's File No. 9104120034.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

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
 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
 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

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

EXHIBIT "B"Exceptions
(continued)

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:
 Recording No.: 9505160046
 Recording No.: 9805070092
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
 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. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
- Recording Date: March 11, 1997
 Recording No.: 9703110031
 Matters shown: landscaping and asphalt
8. Obligations and Covenants contained in Dock Easement, including the terms, covenants and provisions thereof
- Recording No.: 7911290050
- Assignments:
- Recording No.: 8709170075
 Recording No.: 9104120034
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.
11. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc.
12. Dues, charges and assessments, if any, levied by Shelter Bay Company.