

202009300189

09/30/2020 03:16 PM Pages: 1 of 6 Fees: \$108.50  
Skagit County Auditor

**When recorded return to:**

Alan L. Itter  
513 Kloshe Way  
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.: 620044318

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 30 2020

Amount Paid \$ 108.50  
By Skagit Co. Treasurer  
Deputy

CHICAGO TITLE CO.

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gary Grimnes and Susan Grimnes, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Alan L. Itter, an unmarried person

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 513, SURVEY OF SHELTER BAY, DIVISION NO. 3

Tax Parcel Number(s): P129287 / 5100-003-513-0000 - S3302020401;

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

Dated: July 20, 1971

Recorded: November 8, 1976

Auditor's No.: 845585, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Lars Fagerland and Ester J. Fagerland, husband and wife

Disclosed by: Memorandum of Lease

Assignment of Leasehold Estate and terms, provisions and conditions thereof

Recorded: 9.30.2020  
Auditor's No. 202009300189


Subject to:

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

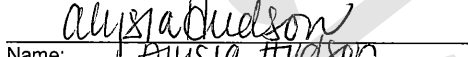
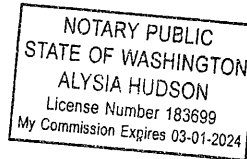
## STATUTORY WARRANTY DEED

(continued)

Dated: September 26, 2020

  
\_\_\_\_\_  
Gary Grimnes  
\_\_\_\_\_  
Susan GrimnesState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Gary Grimnes and Susan Grimnes 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: 09.28.2020  
\_\_\_\_\_  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires 03.01.2024

**EXHIBIT "A"**

Legal Description

**For APN/Parcel ID(s): P129287 / 5100-003-513-0000 - S3302020401 and S3302020401**

LOT 513, SURVEY OF SHELTER BAY, DIVISION NO. 3, TRIBAL ALLOTTED LANDS OF SWINOMISH INDIAN RESERVATION, AS RECORDED IN VOLUME 43 OF OFFICIAL RECORDS, PAGES 839 THROUGH 842, UNDER AUDITOR'S FILE NO. 737014, AND AMENDMENT THERETO RECORDED IN VOLUME 66 OF OFFICIAL RECORDS, PAGE 462, UNDER AUDITOR'S FILE NO. 753731, 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 and statements, 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. 3, Tribal Allotted Lands of Swinomish Indian Reservation, recorded in Volume 43 of Official Records, Pages 839 through 842.

Recording No.: 737014

Amendment to Survey of Shelter Bay, Division No. 3, Tribal Allotted Lands of Swinomish Indian Reservation recorded June 9, 1971, recorded in Volume 66 of Official Records, Page 462 under Recording No. 753731.

2. Lease, including the terms and conditions thereof, and any failure to comply with the terms, covenants, conditions, and provisions;

Dated: August 16, 1968

Recorded: April 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.

3. Terms, covenants, conditions, and provisions of the lease referred to in Exhibit 'B' hereof, and the effect of any failure to comply with the terms covenants, conditions and provisions thereof.
  4. 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'.
  5. 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 27, 1969
- Recording No.: 737015
- Executed by: Shelter Bay Company, a Washington corporation

AMENDED by instrument:

Recorded: August 19, 1970

Auditor's No.: 742574, records of Skagit County, Washington

Recorded: July 18, 1972

Auditor's No.: 771238, records of Skagit County, Washington

Recorded: June 12, 1987

Auditor's No.: 8706120005, records of Skagit County, Washington

Recorded: July 7, 1989

Auditor's No.: 8907070110, records of Skagit County, Washington

Recorded: May 15, 1990

Auditor's No.: 9005150058, records of Skagit County, Washington

Recorded: May 17, 1990

**EXHIBIT "B"**Exceptions  
(continued)

Auditor's No.: 9105170025, records of Skagit County, Washington

Recorded: July 22, 1991

Auditor's No.: 9107220050, records of Skagit County, Washington

Recorded: May 20, 1992

Auditor's No.: 9205200023, records of Skagit County, Washington

Recorded: May 16, 1995

Auditor's No.: 9505160046, records of Skagit County, Washington

Recorded: May 14, 1996

Auditor's No.: 9605140103, records of Skagit County, Washington

Recorded: May 14, 1997

Auditor's No.: 9705140180, records of Skagit County, Washington

Recorded: May 7, 1998

Auditor's No.: 9805070092, records of Skagit County, Washington

Recorded: May 7, 1999

Auditor's No.: 9905070119, records of Skagit County, Washington

Recorded: May 10, 2000

Auditor's No.: 200005100092, records of Skagit County, Washington

Recorded: May 9, 2001

Auditor's No.: 200105090101, records of Skagit County, Washington

Recorded: May 16, 2002

Auditor's No.: 200205160173, records of Skagit County, Washington

Recorded: January 28, 2005

Auditor's No.: 200501280090, records of Skagit County, Washington

Recorded: May 19, 2005

Auditor's No.: 200505190051, records of Skagit County, Washington

Recorded: May 19, 2005

Auditor's No.: 200505190052, records of Skagit County, Washington

Recorded: December 18, 2007

Auditor's No.: 200712180107, records of Skagit County, Washington

Recorded: February 29, 2008

Auditor's No.: 200802290010, records of Skagit County, Washington

Recorded: May 5, 2009

Auditor's No.: 200905050046, records of Skagit County, Washington

Recorded: May 5, 2009

Auditor's No.: 200905050047, records of Skagit County, Washington

Recorded: May 25, 2011

Auditor's No.: 201105250120, records of Skagit County, Washington

Recorded: May 31, 2013

Auditor's No.: 201305310138, records of Skagit County, Washington

Recorded: June 23, 2015

Auditor's No.: 201506230053, records of Skagit County, Washington

Recorded: July 20, 2016

Auditor's No.: 201607200052, records of Skagit County, Washington

Recorded: August 16, 2018

**EXHIBIT "B"**Exceptions  
(continued)

Auditor's No.: 201808160044, records of Skagit County, Washington

6. 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.: 737015, records of Skagit County, Washington  
 Imposed By: Shelter Bay Community, Inc.

AMENDED by instrument(s):

Recorded: May 16, 1995  
 Auditor's No(s): 9505160046, records of Skagit County, Washington

Recorded: May 7, 1998  
 Auditor's No(s): 9805070092, records of Skagit County, Washington

7. Agreement, including the terms and conditions thereof; entered into;  
 By: Shelter Bay Community, Inc.  
 And Between: Shelter Bay Community Division No. 1  
 Recorded: February 26, 2009  
 Auditor's No. 200902260127, records of Skagit County, Washington  
 Providing: Special Assessments

8. 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."

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Assessments, if any, levied by Shelter Bay Company.
11. Assessments, if any, levied by Shelter Bay Community, Inc..