

202011200203

11/20/2020 03:46 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Jodi Ann Thelen
603 Shelter Bay Drive
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 20 2020

Amount Paid \$ 1781.40
Skagit Co. Treasurer
By *MA* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044930

CHICAGO TITLE
620044930

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kristin Dowrey, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jodi Ann Thelen, a single woman

the following described real estate, situated in the County of Skagit, State of Washington:

Dated:	June 22, 1974
Recorded:	September 20, 1977
Auditor's No.:	865069, records of Skagit County, Washington
Lessor:	Shelter Bay Company, a Washington corporation
Lessee:	Melvin T. Flotre and Phyllis J. Flotre, 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: NOV. 20, 2020

Auditor's No.: 202011200202

LOT 603, SURVEY OF SHELTER BAY DIVISION 4, ACCORDING TO THE SURVEY
RECORDED JULY 8, 1970 IN VOLUME 48 OF OFFICIAL RECORDS, PAGES 627 THROUGH
631, UNDER AUDITOR'S FILE NO. 740962, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

P129344


STATUTORY WARRANTY DEED
(continued)

Tax Parcel Number(s): P129344 / 5100-004-603-0000, S3302020298

Subject to:

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

Dated: November 9, 2020



Kristin DowreyState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

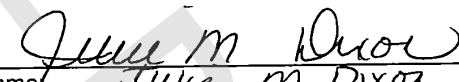
Kristen Dowrey
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: 11/19/2020
Name: Julie M Dixon
Notary Public in and for the State of WASH
Residing at: Cumano Island
My appointment expires: 2/2/2022

EXHIBIT "A"

Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof;
 Dated: July 31, 1969
 Recorded: August 11, 1969
 Auditor's No.: 729786, records of Skagit County, Washington
 Lessor: The Swinomish Indian Tribal Community, et al
 Lessee: Shelter Bay Company, a Washington corporation
 Affects: Said premises and other property
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 Schedule A which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Schedule A.
4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
 Recorded: July 8, 1970
 Auditor's No(s): 740963, records of Skagit County, Washington
 Executed By: Shelter Bay Company, a Washington corporation

AMENDED by instrument:

Recorded: July 18, 1972; June 12, 1987; July 7, 1989; May 15, 1990; July 22, 1991; May 20, 1992; May 16, 1995; May 14, 1996; May 14, 1997; May 7, 1998, May 7, 1999, May 10, 2000, May 9, 2001; May 16, 2002; January 28, 2005; May 19, 2005; December 18, 2007; February 29, 2008, May 5, 2009, May 25, 2011, May 31, 2013, June 23, 2015, July 20, 2016 and August 16, 2018

Recording No.: 771239
 Recording No.: 8706120006
 Recording No.: 8907070110
 Recording No.: 9005150058
 Recording No.: 9105170025
 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

EXHIBIT "A"Exceptions
(continued)

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(s);
 Recorded:
 Auditor's No(s): 740963 and 9505160046, records of Skagit County, Washington
 Imposed By: Shelter Bay Community, Inc.
6. 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
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Trust Improvement Use & Occupancy Tax and charges; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties):
 Year: 2020
 Tax Account No.: P129344 / S3302020298
 Swinomish Tax No.: S3302020298
 Assessed Value: \$111,400.00
 General and Special Taxes: Billed: \$1,375.79, Full Year
 Paid: **\$1,375.79**
 Unpaid: \$0.00

Effective Jan 1, 2015, please contact the Swinomish Taxing Authority at (360) 466-1058 for property taxes. Prior to close of escrow, please contact the Swinomish Taxing

EXHIBIT "A"

Exceptions
(continued)

Authority to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

9. City, county or local improvement district assessments, if any.
10. Dues, charges, and assessments, if any, levied by Shelter Bay Company.
11. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc..