



202012080149

12/08/2020 02:55 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Lester John Schmidt and Coleen Evelyn Schmidt
510 Wanapum Drive
La Conner, WA 98257

2020-5231
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044010

DEC 08 2020

Amount Paid \$
By Skagit Co. Treasurer
By [Signature]

CHICAGO TITLE
620044010

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ann E. Gardner and Richard L. Gardner, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Lester John Schmidt and Coleen Evelyn Schmidt, 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): 510 SHELTER BAY DIV NO. 3

Tax Parcel Number(s): P129285 / 5100-003-510-0000, S3302020399

The leasehold estate, as leasehold estate as created by the instrument herein referred to as the Lease
which is

identified as follows:

Dated: September 9, 1971

Recorded: September 13, 1971

Auditor's No.: 757945, records of Skagit county, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Gerald C. Brunson and Carlotta Brunson, husband and wife

Disclosed by: Memorandum of Lease

Assignment of Leasehold Estate and terms, provisions and conditions thereof

Recorded: 12/08/2020
Auditor's No.: 202012080149

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 24, 2020

Ann E. Gardner
Ann E. Gardner
Richard L. Gardner
Richard L. Gardner

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Ann E. Gardner and Richard L. Gardner 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: 11.30.2020
Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arington
My appointment expires 03.01.2024

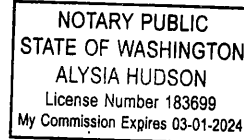


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129285 / 5100-003-510-0000 and S3302020399

LOT 510, SURVEY OF SHELTER BAY DIV. 3, TRIBAL ALLOTTED LANDS OF SWINOMISH INDIAN RESERVATION, AS RECORDED IN VOLUME 43 OF OFFICIAL RECORDS, PAGES 839 TO 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.

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 Schedule A 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 Schedule A which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Schedule A.

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, July 18, 1972, June 12, 1987, July 7, 1989, May 15, 1990, May 17, 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; February 29, 2008, May 5, 2009, May 25, 2011, May 31, 2013, June 6, 2015, July 20, 2016 and August 16, 2018

Auditor's No.: 742574, 771238, 8706120005, 8907070110, 9005150058, 9105170025, 9107220050, 9107220051, 9205200023, 9205200024, 9205200025, 9505160046, 9605140103, 9705140180, 9805070092, 9905070119, 200005100092, 200005100093, 200105090101, 200205160173; 200501280090; 200505190051, 200505190052, 200712180107 200802290010, 200802290010, 200905050046, 200905050047, 201105250120, 201305310138, 201506230053, 201607200052 and 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.

EXHIBIT "B"Exceptions
(continued)

AMENDED by instrument(s):

Recorded: May 16, 1995 and May 7, 1998

Auditor's No(s): 9505160046 and Recording No.: 9805070092, records of Skagit County, Washington

7. 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 and May 7, 1998

Auditor's No(s): 9505160046 and 9805070092, records of Skagit County, Washington

8. 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
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. Assessments, if any, levied by Shelter Bay Company.
12. Assessments, if any, levied by Shelter Bay Community, Inc..