

202012210224

12/21/2020 03:12 PM Pages: 1 of 6 Fees: \$108.50  
Skagit County Auditor

**When recorded return to:**

Denise Marie Fox  
221 Skagit Way  
La Conner, WA 98257

2020-5450  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 21 2020

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620045147

Amount Paid \$2,457.80  
Skagit Co. Treasurer  
By *ro* Deputy

**CHICAGO TITLE**  
U20045147

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michelle Bruto da Costa and Mark Bruto da Costa, wife and husband and Carlos Bruto da Costa and Yvonne M Bruto da Costa, 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 Denise Marie Fox, an unmarried person

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

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

Dated: January 3, 1976

Recorded: October 13, 1976

Auditor's No.: 844197

Lessor: Shelter Bay Company, a Washington Corporation

Lessee: Norman F Hoogerwerf and Betty J Hoogerwerf, husband and wife

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

Recorded: Dec. 21, 2020

Auditor's No.: 202012210223

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

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 221, Shelter Bay Div. 2

P129079

Statutory Warranty Deed (LPB 10-05)  
WA0000816.doc / Updated: 04.26.19

**STATUTORY WARRANTY DEED**  
(continued)

Tax Parcel Number(s): P129079 / 5100-002-221-0000, and S3402350045,

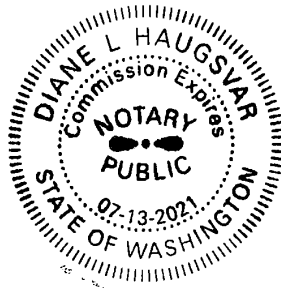
Subject to:

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

Dated: December 15, 2020

Michelle Bruto da Costa  
Michelle Bruto da CostaMark Bruto da Costa  
Mark Bruto da CostaCarlos Bruto da Costa  
Carlos Bruto da CostaYvonne M. Bruto da Costa  
Yvonne M Bruto da CostaState of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that Michelle Bruto da Costa and Mark Bruto da Costa and Carlos Bruto da Costa and Yvonne M Bruto da Costa 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: 12-15-2020

Diane L. Haugsvaer  
Name: Diane L. Haugsvaer  
Notary Public in and for the State of WA  
Residing at: Seattle, WA  
My appointment expires: 07-13-2021

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P129079 / 5100-002-221-0000, and AND S3402350045 and S3402350045**

Lot 221, "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.

Situated in Skagit County, 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.: 7455472  
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

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

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.

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  
 Recording No.: 728259  
 Imposed By: Shelter Bay Community, Inc.

**AMENDED by instrument:**

Recorded: May 16, 1995 and May 7, 1998  
 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  
 Recording 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

**EXHIBIT "B"**

Exceptions  
(continued)

diameter water

main, concrete meter vault and appurtenances

Note: Exact location and extent of easement is undisclosed of record.

7. 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  
Recording No. 200902260127, records of Skagit County, Washington  
Providing: Special assessments
8. City, county or local improvement district assessments, if any.
9. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc.
10. Dues, charges and assessments, if any, levied by Shelter Bay Company.