



**202103180193**

03/18/2021 02:56 PM Pages: 1 of 6 Fees: \$108.50  
Skagit County Auditor

**When recorded return to:**

Erich Thompson and Tami Thompson  
133 Lummi Drive  
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 18 2021

Amount Paid \$ 2052.20  
By Skagit Co. Treasurer Deputy

CHICAGO TITLE  
020046600

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620046600

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Mark F. Mathewson, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Erich Thompson and Tami Thompson, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

The Leasehold estate affecting the following land created by the instrument here in referred to as the Lease which is identified as follows:

The estate or interest in the land which is covered by this Commitment is: The leasehold estate, as leasehold estate is defined in Section 1(h) of the Conditions and Stipulations of the policy to issue, created by the instrument therein referred to as the Lease which is identified as follows:

Dated: July 16, 1969

Recorded: May 22, 1973

Auditor's No.: 785368, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Gordon Berger and Norman Berger

Disclosed by: Memorandum of LeaseTerm: For a period of time terminating on June 30, 2044

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

Recorded: march 18, 2021

Auditors No.: 202103180191

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

Abbreviated Legal: Lot9s) 133, Shelter Bay Div. 2

Tax Parcel Number(s): P129002 / 5100-002-133-0000, S3302010024

**STATUTORY WARRANTY DEED**  
(continued)

Subject to:

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

Dated: March 16<sup>TH</sup>, 2021

Mark F. Mathewson  
Mark F. Mathewson

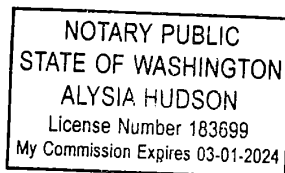
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Mark F. Mathewson  
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: March 16, 2021

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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P129002 / 5100-002-133-0000 and S3302010024**

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Lot 133, REVISED MAP OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservations, as recorded March 17, 1970, in Volume 42 of Official Records, pages 833 through 838, records of Skagit County, Washington;

TOGETHER WITH the following described parcel:

Beginning at the point where Lot 133, Lot 134 and Tract L meet;  
Thence North 66°00'00" West to the line of mean high tide;  
Thence Southwesterly along the line of mean high tide to an intersection with a line projected North 50°00'00" West from the point where Lot 132, Lot 133 and Tract L meet;  
Thence South 50°00'00" East to the point where Lot 132, 133 and Tract L meet;  
Thence North 24°00'00" East, a distance of 48.07 feet to the point of beginning.

Situated in Skagit County, Washington

## EXHIBIT "B"

### Exceptions

1. 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 Survey of Shelter Bay, Division No. 2 in Volume 33 of Plats, Pages 32 through 37:

Recording No: 728258

Amendment thereto recorded in Volume 43 of Plats, Page 833, recorded under Recording No. 737013

2. 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 18, 1969

Recording No.: 728259

Executed by: Shelter Bay Company, a Washington corporation

#### Amendments of said Covenants

Recording No.:	742573
Recording No.:	755472
Recording No.:	771237
Recording No.:	8706120004
Recording No.:	8907070110
Recording No.:	9107220051 (re-recording of Recording No. 9005150058)
Recording No.:	9107220050 (re-recording of Recording No. 9105170025)
Recording No.:	9205200023
Recording No.:	9205200024
Recording No.:	9205200025
Recording No.:	9406200066
Recording No.:	9605140103
Recording No.:	9505160046
Recording No.:	9605140103
Recording No.:	9705140180
Recording No.:	980507009
Recording No.:	9905070119
Recording No.:	200005100092
Recording No.:	200005100093
Recording No.:	200105090101
Recording No.:	200205160173

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

Recording No.: 200501280090  
 Recording No.: 200712180107  
 Recording No.: 200802290010  
 Recording No.: 200905050047  
 Recording No.: 201105250120  
 Recording No.: 201305310138  
 Recording No.: 201506230053  
 Recording No.: 201607200052  
 Recording No.: 201808160044

3. 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  
 Imposed By: Shelter Bay Community, Inc.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Gene Dunlap  
 Purpose: Ingress, egress, drainage and underground utilities  
 Recording Date: March 17, 1970  
 Recording No.: 737018

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 Survey:

Recording No: 200610260134

6. Agreement and the terms and conditions thereof:

Between: Shelter Bay Community, Inc. and Shelter Bay Community Division No. 2  
 Recording Date: February 26, 2009  
 Recording No.: 200902260127  
 Providing: Special Assessments

7. Easement regarding usage of dock easement, including the terms, covenants and provisions thereof

Recording Date: November 13, 1978  
 Recording No.: 891168

**EXHIBIT "B"**

Exceptions  
(continued)

**Assigned:**

Recording No.: 891169  
Recording No.: 8106170018  
Recording No.: 9401180011  
Recording No.: 9408300113  
Recording No.: 200007180059  
Recording No.: 200009010043  
Recording No.: 200302240394  
Recording No.: 200606010128  
Recording No.: 201212100210  
Recording No.: 201310310012

8. Water rights, claims or title to water within the boundaries of the Swinomish Indian Reservation.
9. Rights-of-way for pipelines, ditches, canals, flumes, if any cross said premises, together with the right to enter thereon for the purpose of repair and maintenance thereof.
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. Assessments, if any, levied by Shelter Bay Community, Inc..
12. Assessments, if any, levied by Shelter Bay Company.
13. City, county or local improvement district assessments, if any.