


When recorded return to:
Catherine A. Kouchakji and Mitchell A. Kouchakji
200 Swinomish Drive
La Conner, WA 98257


202103310243
03/31/2021 03:55 PM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-1384
MAR 31 2021

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620046176

Amount Paid \$ 4873.80
By Skagit Co. Treasurer Deputy

CHICAGO TITLE CO.
620046176

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven P. Elston and Kathleen M. Elston, Trustee, or Successor Trustees of the Steven P. Elston and Kathleen A Elston Trust Dated August 6, 2014

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Catherine A. Kouchakji and Mitchell A. Kouchakji, a married couple

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

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

Dated: October 8, 1969

Recorded: September 2, 1980

Auditor's No.: 8009020023, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Frank A. Rauch and Sylvia M. Rauch, husband and wife

Disclosed by: Memorandum of Lease

Term: June 30, 2044

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

Recorded: March 31, 2021

Auditors No: 202103310242

Abbr legal: Lot(s): 200, Shelter Bay Div. 2 Tax Account No.: P129064 and S3302020087

STATUTORY WARRANTY DEED
(continued)

Lot 200, REVISED MAP OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservation as recorded March 17, 1970, in Volume 43 of Official Records, pages 833 through 838, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 26, 2021

Steven P. Elston and Kathleen M. Elston, Trustee, or Successor Trustees of the Steven P. Elston and Kathleen M. Elston Trust Dated August 6, 2014

BY: Steven P. Elston
Steven P. Elston

BY: Kathleen M. Elston
Kathleen M. Elston

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Steven P. Elston and Kathleen M. Elston are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustee and Trustee, respectively, of Steven P. Elston and Kathleen M. Elston, Trustee, or Successor Trustees of the Steven P. Elston and Kathleen A Elston Trust Dated August 6, 2014 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: MARCH 29, 2021

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arington
My appointment expires: 03 01 2024

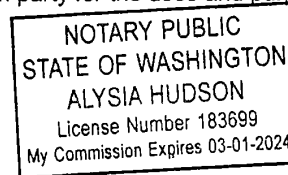


EXHIBIT "A"
Exceptions

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 "A"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. Water rights, claims or title to water within the boundaries of the Swinomish Indian Reservation.

8. 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.

EXHIBIT "A"

Exceptions
(continued)

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

DigiSign Verified: A3B6F103-A503-4D70-8F20-4D143CE8FFF7
Authentisign ID: A18B22FA-0157-4A8A-B28B-B98BD39BC297

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 21, 2021

between Catherine A. Kouchakji Mitchell A. Kouchakji ("Buyer")
Buyer Buyer

and Steven P. Elston and Kathleen M. Elston Trust ("Seller")
Seller Seller

concerning 200 Swinomish Drive La Conner WA 98257 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign
[Signature] 02/21/2021
Buyer 11:58:06 AM PST Date

Steven P. Elston 02-22-2021
Seller Date

Authentisign
[Signature] 02/21/2021
Buyer 12:58:30 PM PST Date

Kathleen M. Elston 02-22-2021
Seller Date

Steven P. Elston and Kathleen M. Elston Trust
Steven P. Elston and Kathleen M. Elston Trustees