

When recorded return to:  
Christine Lavdovsky  
POBOX 17  
La Conner, WA 98257

202104150096  
04/15/2021 01:47 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620043230

CHICAGO TITLE  
620043230

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Suzanne M. Britsch, 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 Christine Lavdovsky, an unmarried person

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): 96, Shelter Bay Div. No. 2

Tax Parcel Number(s): P128972 / 5100-002-096-0000, S3402360068

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

Dated: December 10, 1969 Recorded: December 17, 1969  
Auditor's No.: 734101, records of Skagit County, Washington  
Lessor: Shelter Bay Company, a Washington corporation  
Lessee: Edward Olson, a widower  
Disclosed by: Memorandum of Lease

Assignment of Leasehold Estate and Terms, Provisions and Conditions thereof

Recorded: April 15, 2021  
Auditor's No.: 202104150095

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2021 1613  
APR 15 2021

Amount Paid \$ 4934.60  
Skagit Co. Treasurer  
By Deputy

BT

STATUTORY WARRANTY DEED  
(continued)

Dated: April 8, 2021

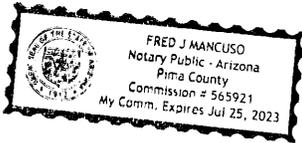
Suzanne M Britsch  
Suzanne M. Britsch

State of ARIZONA  
PIMA of 4-13-2021

I certify that I know or have satisfactory evidence that  
SUZANNE M BRITSCH  
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: 4-13-2021

Fred J Mancuso  
Name: FRED J. MANCUSO  
Notary Public in and for the State of ARIZONA  
Residing at: PIMA  
My appointment expires: 7/25/2023



**EXHIBIT "A"**

Legal Description

For APN/Parcel ID(s): P128972 / 5100-002-096-0000 and S3402360068

LOT 96, "REVISED MAP OF SURVEY OF SHELTER BAY DIV. 2, TRIBAL AND ALLOTTED LANDS OF SWINOMISH INDIAN RESERVATION," AS RECORDED IN VOLUME 43 OF OFFICIAL RECORDS, PAGE 833, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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.: 755472  
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  
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 No. 200902260127 .

**EXHIBIT "B"**

Exceptions  
(continued)

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  
 Auditor's No.: 728259, records of Skagit County, Washington  
 Imposed By: Shelter Bay Community, Inc.
- AMENDED by instrument:  
 Recorded: May 16, 1995 and May 7, 1998  
 Auditor's No.: 9505160046  
 Auditor's 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  
 Auditor's 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 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  
 Auditor's No. 200902260127, records of Skagit County, Washington  
 Providing: Special assessments
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.