

202104150098
04/15/2021 01:47 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:
Stephen Michael Kessinger
Giuliana Nakashima
654 Muckleshoot Circle
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20211614
APR 15 2021

Amount Paid \$ 3158.60
Skagit Co Treasurer
By *BT* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020040350

Escrow No.: 620046350

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joan E. Veatch, an unmarried person, as a separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Stephen Michael Kessinger and Giuliana Nakashima, husband
and wife

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 654, "SURVEY OF SHELTER BAY DIV. 4, Tribal and Allotted Lands of Swinomish Indian
Reservation," as recorded in Volume 48 of Official Records, pages 627 through 631, inclusive,
records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P129379 / 5100-004-654-0000, S3302020199

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

Dated: August 1, 1974
Recorded: June 8, 1983
Recording No.: 8306080085
Lessor: Shelter Bay Company, a Washington corporation
Lessee: Rhea V Dow, a single woman
Disclosed by: Memorandum of Lease

Assignment of Leasehold Estate and terms, provisions and conditions thereof

Recorded: April 15, 2021
Auditor's No. 202104150097

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: April 6, 2021

Joan E. Veatch
Joan E. Veatch

State of Washington
County of Skaagit

I certify that I know or have satisfactory evidence that Joan E. Veatch

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/his/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 07 2021

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

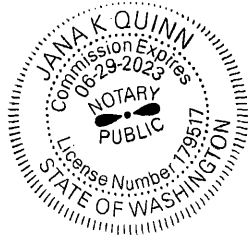


EXHIBIT "A"
Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof;
Dated: July 31, 1969
Recorded: August 11, 1969
Auditor's No.: 729786, records of Skagit County, Washington
Lessor: The Swinomish Indian Tribal Community, et al
Lessee: Shelter Bay Company, a Washington corporation
Affects: Said premises and other property
2. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof.
3. 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.
4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: July 8, 1970
Auditor's No(s): 740963, records of Skagit County, Washington
Executed By: Shelter Bay Company, a Washington corporation

AMENDED by instruments:

Recording No.: 771239
Recording No.: 8706120006
Recording No.: 8907070110
Recording No.: 9005150058
Recording No.: 9105170025
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

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in the first Deed out from Shelter Bay Community, Inc.
6. 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

EXHIBIT "A"

Exceptions
(continued)

7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Recording Date: March 17, 1992 and May 15, 1992
Recording No.: 9203170035
Recording No.: 9205150040
8. City, county or local improvement district assessments, if any.
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..

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 March 16, 2021

between Giuliana Nakashima Steve Kessinger ("Buyer")
Buyer Buyer

and Joan E Veatch ("Seller")
Seller Seller

concerning 654 Muckleshoot Circle 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.

Authenti
Giuliana Nakashima 03/16/2021
Buyer 10:24:43 PM PDT Date

Authenti
Joan Veatch 03/17/2021
Seller 4:40:02 PM PDT Date

Authenti
Steve Kessinger 03/16/2021
Buyer 10:28:50 PM PDT Date

Seller Date