

202104280452
04/28/2021 02:06 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:
Raymond Carignan
544 Klamath Drive
La Conner, WA 98257

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045570

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 28 2021

Amount Paid \$
Skagit Co. Treasurer
By *MA* Deputy

CHICAGO TITLE
620045570

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kevin Carlton who acquired title as Kevin Coffinger and Maribeth Carlton, 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 Raymond Carignan, an unmarried person

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

Lot 544, SURVEY OF SHELTER BAY, DIVISION NO. 3, Tribal Allotted Lands of Swinomish Indian Reservation, as recorded in Volume 43 of Official Records, pages 839 through 842, under Recording No. 737014, and amendment thereto recorded in Volume 66 of Official Records, page 462, under Recording No. 753731, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P99202 / 5100-003-544-0000

Disclosed by: Memorandum of Lease
Lessor: Shelter Bay Company, a Washington corporation
Lessee: Steve A. Erdmann and Elma L. Erdmann, husband and wife
Dated: June 5, 1970
Recorded: April 4, 1974
Recording No.: 798853

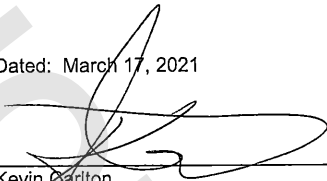
Assignment of Leasehold Estate and the terms, provisions and conditions thereof

Recorded: April 28 2021
Auditor's No.: 202104280450


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

STATUTORY WARRANTY DEED
(continued)

Dated: March 17, 2021



Kevin Carlton

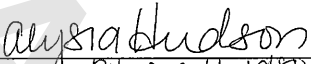


Maribeth Carlton

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Kevin Carlton and Maribeth Carlton
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 22, 2021


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

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission 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 Shelter Bay, Division No. 3:

Recording No: 737014

Amended under Recording No. 753731

2. Lease, including the terms and conditions thereof, and any failure to comply with the terms, covenants, conditions, and provisions;
Dated: August 16, 1968
Recorded: April 8, 1969
Auditor's No.: 725143 records of Skagit County, Washington
Lessor: The Swinomish Indian Tribal Community, et al
Lessee: Indian Bay Company, now Shelter Bay Company
Affects: Said premises and other property

SUPPLEMENTED and AMENDED by instrument:

Recorded: May 14, 1969

Auditor's No.: 726476, records of Skagit County, Washington

As amended, the Leasehold term is 75 years from July 1, 1969.

3. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof, and the effect of any failure to comply with the terms covenants, conditions and provisions thereof.
4. 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.
5. 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 27, 1969
Recording No.: 737015
Executed by: Shelter Bay Company, a Washington corporation

AMENDED by instrument:

Recorded: August 19, 1970, July 18, 1972, June 12, 1987, July 7, 1989, May 15, 1990, May 17, 1990, July 22, 1991, May 20, 1992, May 16, 1995, May 14, 1996, May 14, 1997, May 7, 1998, May 7, 1999, May 10, 2000, May 9, 2001, May 16, 2002; January 28, 2005, May 19, 2005, December 18, 2007 February 29, 2008; February 29, 2008, May 5, 2009, May 25, 2011, May 31, 2013, June 23, 2015, July 20, 2016 and August 16, 2018

Recording No.: 742574

Recording No.: 771238

Recording No.: 8706120005

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

EXHIBIT "A"

Exceptions
(continued)

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.: 200905050046
 Recording No.: 200905050047
 Recording No.: 201105250120
 Recording No.: 201305310138
 Recording No.: 201506230053
 Recording No.: 201607200052
 Recording No.: 201808160044

6. 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.: 737015, records of Skagit County, Washington
 Imposed By: Shelter Bay Community, Inc.
- AMENDED by instrument(s):
 Recorded: May 16, 1995 and May 7, 1998
 Recording No.: 9505160046
 Recording No.: 9805070092
7. Agreement, including the terms and conditions thereof; entered into;
 By: Shelter Bay Community, Inc.
 And Between: Shelter Bay Community Division No. 1
 Recorded: February 26, 2009
 Auditor's No.: 200902260127, records of Skagit County, Washington
 Providing: Special Assessments
8. This property is undeveloped. The Swinomish Tribe only taxes the improvements on leased trust land and create the S Number when they intend to tax a property and only impose tax on the improvements. Until such a time there is no account for taxes.
9. City, county or local improvement district assessments, if any.
10. Dues, charges and assessments, if any, levied by Shelter Bay Company.
11. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.