



202104280457

04/28/2021 02:14 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Raymond Carignan
540 Olallie Way
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.: 620046736

2021-1832
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 28 2021

Amount Paid \$3,304.²⁰
By Skagit Co. Treasurer Deputy

CHICAGO TITLE
620046736

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kevin Carlton, who aquired title as Kevin David Carlton 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:

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

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

Lot(s): 540 SHELTER BAY DIV NO 3

Tax Parcel Number(s): S3302020417/P129304 / 5100-003-540-0000 / ~~S3302020~~

Disclosed by: Memorandum of Lease

Dated: July 15, 1970

Recording Date: November 3, 1976

Recording No.: 845369

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Douglas D. Quail and Pamela A. Quail, husband and wife

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

Recorded: April 28 2021


Auditor's No.: 202104280456

Subject to:

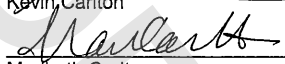
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: March 17, 2021



Kevin Carlton

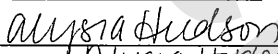


Maribeth Carlton

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kevin Carlton and Maribeth Carlton are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be 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: Arington
My appointment expires: 03.01.2024

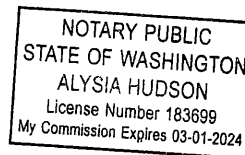


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **S3302020417/P129304 / 5100-003-540-0000 / ~~S3302020~~**

Lot 540, 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 Auditor's File No. 737014, and amendment thereto recorded in Volume 66 of Official Records, page 462, under Auditor's File No. 753731, records of Skagit County, Washington.

Situate in the County of Skagit, State of 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 Shelter Bay Division 3:

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
 Recording Date: April 8, 1969
 Recording No.: 725143
 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:

Recording Date: May 14, 1969
 Recording No.: 726476

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

3. Terms, covenants, conditions, and provisions of the lease referred to in Exhibit 'B' 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 Exhibit 'B' which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Exhibit 'B'.
5. Assignment(s) of Leases and Rents upon and subject to all the provisions contained therein, given as security according to recitals contained there in:

Recording Date: August 28, 1995
 Recording No.: 9508280051

Recording Date: August 7, 1995
 Recording No.: 9508070040

Executed by: Swinomish Indian Tribal Community, as assignor, Seattle-First National Bank, as assignee

6. 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.: 737015

AMENDED by instrument(s):

Recording Nos: 742574, 771238, 8706120005, 8907070110, 9005150058, 9105170025, 9107220050, 9107220051, 9205200023, 9205200024, 9205200025, 9505160046, 9605140103, 9705140180, 9805070092, 9905070119, 200005100092, 200005100093, 200105090101, 200205160173; 200501280090; 200505190051, 200505190052, 200712180107 200802290010, 200802290010, 200905050046, 200905050047, 201105250120, 201305310138, 201506230053, 201607200052 and 201808160044.

7. Liens and charges as set forth in the above mentioned declaration,

EXHIBIT "B"

Exceptions
(continued)

Payable to: Shelter Bay Company

8. 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: December 19, 1977
Recording No.: 870529

9. 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: August 7, 1990
Recording No.: 9008070009

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 16, 1995
Recording No.: 9505160046

10. Liens and charges as set forth in the above mentioned declaration(s),

Payable to: Shelter Bay Community, Inc.

11. 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: 9009050003

12. Agreement, including the terms and conditions thereof;

By: Shelter Bay Community, Inc.
And Between: Shelter Bay Community Division No. 1
Recording Date: February 26, 2009
Recording No.: 200902260127
Providing: Special Assessments

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

14. Restrictions, including any restraint against alienation, as contained in the deed or the federal patent and the act authorizing the issuance thereof, under which title is vested.

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

16. Assessments, if any, levied by Shelter Bay Company.

17. Assessments, if any, levied by Shelter Bay Community, Inc..