

202105180117

05/18/2021 01:49 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

When recorded return to:  
Todd Patterson  
446 Modoc Place  
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.: 620047677

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 18 2021

Amount Paid \$  
By Skagit Co. Treasurer  
Deputy

CHICAGO TITLE

620047677

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Patricia H Cushman, 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 Todd Patterson, married as separate property

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

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

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

Disclosed by: Memorandum of Lease

Affects: Said premises and other property

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

Recorded: May 18, 2021

Auditors File No: 202105180116

Lot 446, 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.

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

Tax Parcel Number(s): P129251/5100-003-446-0000 / S3302020132

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: May 13, 2021

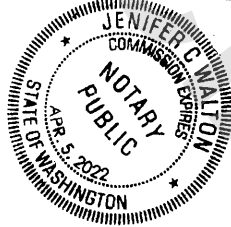
Patricia H. Cushman  
Patricia H Cushman

State of Washington  
County of Clark

I certify that I know or have satisfactory evidence that

Patricia H. Cushman  
(s) 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: 5/17/2021



Jenifer C. Walton  
Name: Jenifer C. Walton  
Notary Public in and for the State of Washington  
Residing at: Vancouver  
My appointment expires: 4/5/2022

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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. 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, 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 which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof.
5. 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

6. 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 instruments:

Recording No.: 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, 201607200052, and 201808160044 .

7. Liens and charges as set forth in the above mentioned declaration,  
  
Payable to: Shelter Bay Community, Inc.

**EXHIBIT "A"**

Exceptions  
(continued)

8. Liens and charges as set forth in the above mentioned declaration,  
Payable to: Shelter Bay Company
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Shelter Bay Company.
12. Assessments, if any, levied by Shelter Bay Community, Inc.