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05/26/2021 02:36 PM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

After recording return to:

Sallye Quinn
Barron Smith Daugert PLLC
PO Box 5008
Bellingham, WA 98229

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20212343
MAY 26 2021

Amount Paid \$
Skagit Co. Treasurer
By Deputy

DOCUMENT TITLE: NON-MERGER STATUTORY WARRANTY DEED IN LIEU OF FORECLOSURE

REFERENCE NUMBER OF RELATED DOCUMENTS: 200807230050, 200807230051, 202009080068

GRANTOR: Claudia J. Young

GRANTEE: Peoples Bank

ABBREV. LEGAL DESCRIPTION: Lot 356, Shelter Bay Div. 2
Full legal description on page 2.

ASSESSOR'S TAX/ PARCEL NUMBER: 5100-002-356-0000, P84353

NON-MERGER STATUTORY WARRANTY DEED IN LIEU OF FORECLOSURE

FOR GOOD AND VALUABLE CONSIDERATION, CLAUDIA J. YOUNG, individually and as successor in interest to A. Arthur Young, ("Grantor") does hereby warrant and convey unto PEOPLES BANK, a Washington State chartered bank corporation ("Grantee"), the real estate described on Exhibit A attached hereto and by this reference incorporated herein, situated in Skagit County, Washington (the "Property") subject only to the encumbrances set forth on Exhibit B attached hereto and by this reference incorporated herein.

The Grantee, by accepting and recording this Deed, does not intend a merger of its interest under that certain Deed of Trust recorded July 23, 2008 under Auditor's No. 200807230051, official records of Skagit County, State of Washington, and it is the intention of the parties that the Property shall remain subject to the lien of said Deed of Trust, which lien shall remain a first lien upon the Property. Grantee reserves Grantee's rights to foreclose the Deed of Trust at any time as to any party with any claim, interest or lien on the Property.

**EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY**

LEASEHOLD INTEREST IN Lot 356, "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
APPROVED LIENS AND ENCUMBRANCES TO PROPERTY

1. Liability for the assessment of general taxes by the Swinomish Indian Tribal Community, Swinomish Tax Authority, P.O. Box 679, La Conner, WA 98257, telephone 360-542-7622.

Tax Account No.: 5100-002-356-0000, P84353

2. Assessments, if any, due and owing Swinomish Indian Tribal Community.
3. Assessments, if any, due and owing Shelter Bay Community Inc.

4. MEMORANDUM OF LEASE, INCLUDING TERMS & CONDITIONS THEREOF:

Lessor: Shelter Bay Company, a Washington corporation
 Lessee: Robert E. Polachek and Barbara J. Polachek, husband and wife
 Dated: June 14, 1973
 Recorded: June 19, 1973
 Auditor's No.: 786661

ASSIGNMENT OF SUBLEASE BY SUCCESSIVE ASSIGNMENTS:

Assignee: A. Arthur Young and Claudia J. Young, husband and wife
 Dated: July 16, 2008
 Recorded: July 23, 2008
 Auditor's No.: 200807230050

Vesting is pursuant to the document recorded on Sept. 8, 2020, under Auditor's File No. 202009080068. Said document is an Affidavit regarding Community Property Agreement, Death Certificate of August Arthur Young and the Community Property Agreement between A. Arthur Young and Claudia J. Young.

5. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

Grantor: A. Arthur Young and Claudia J. Young,
 husband and wife
 Trustee: Land Title of Skagit County
 Beneficiary: Peoples Bank – Mt. Vernon
 Amount: \$62,400.00
 Dated: July 21, 2008
 Recorded: July 23, 2008
 Auditor's No.: 200807230051

6. LEASE, INCLUDING TERMS AND CONDITIONS THEREOF:

Lessor: Swinomish Indian Tribal Community, Alvin Bobb, Cary Bobb,
 Margaret Cagey, Emily Joe, et al
 Lessee: Indian Bay Company
 For A Term Of: 25 years, together with an option to renew for an additional 25 year term
 Dated: August 16, 1968
 Recorded: April 8, 1969
 Auditor's No.: 725143

(Said lease covers the subject premises and other lands)

The lessee's interest in said Lease is now held of record by Shelter Bay Company, a Washington corporation.

A supplement and amendment of said Lease, dated February 11, 1969, was recorded May 14, 1969, under Auditor's File No. 726476. Said amendment provides that the terms of said Lease shall be for 75 years beginning July 1, 1969, reference to the record is hereby made for full particulars.

7. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: June 18, 1969
 Recorded: June 27, 1969
 Auditor's No.: 728259
 Executed By: Shelter Bay Company, a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS AND BY-LAWS WERE AMENDED BY THE FOLLOWING:

Auditor's Nos.:

742573, 755472, 771237, 8706120004, 8907070110, 9107220051 (re-recording of portion of instrument 9005150058), 9107220050 (re-recording of portion of instrument 9105170025), 9205200023, 9205200024, 9205200025, 9406200066, 9505160046, 9605140103, 9705140180, 9805070092, 9905070119, 200005100092, 200005100093, 200105090101, 200205160173, 200501280090, 200505190051, 200505190052, 200712180107, 200802290010, 200905050047, 201105250120, 201305310138, 201506230053, 201607200052, and 201808160044.

8. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF

Grantee: Gene Dunlap
 Purpose: Ingress, egress, drainage and underground utilities
 Recorded: March 17, 1970
 Auditor's No.: 737018

9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Swinomish Indian Tribe
 Purpose: To excavate for, install, replace, improve, maintain and use an 8 inch diameter water main, concrete meter vault and appurtenances
 Area Affected: Exact location and extent of easement is undisclosed of record
 Recorded: August 15, 1975
 Auditor's No.: 821974

10. Any law, ordinance or regulation of an Indian Tribe or Nation including, but not limited to, building and zoning ordinances, restricting or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance, or regulation.

Rights of eminent domain or rights of police power exercised by an Indian Tribe or Nation unless notice of the exercise of such rights appears in the public records at Date of Policy

11. Terms and conditions contained in Shelter Bay Community, Inc. Resolution No. 07-17 as recorded December 18, 2007, under Auditor's File No. 200712180107.

12. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Shelter Bay Community, Inc.
And: Shelter Bay Community Div. 1
Recorded: February 26, 2009
Auditor's No.: 200902260127
Regarding: Special assessments

13. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

14. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: December 13, 2006
Auditor's File No.: 200612130009
(Affects subject land and other land)