

202106150095
06/15/2021 01:20 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Steve and Linda Mackin
12230 NE 32nd St
Bellevue, WA 98005

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 15 2021

Amount Paid \$
By Skagit Co. Treasurer Deputy

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: 210271M

CHICAGO TITLE
020047837

Statutory Warranty Deed

THE GRANTOR Olimpia Zuniga, an unmarried person for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Steve Mackin and Linda Mackin, a Married Couple**

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

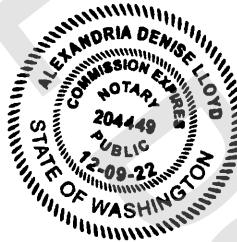
Abbreviated Legal:
Lot 724, Shelter Bay Div. 4

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): **P6941 / 5100-004-724-0000**

Dated June 1, 2021

♥ Olimpia Zuniga



STATE OF Washington
COUNTY OF San Juan } SS:

I certify that I know or have satisfactory evidence that **Olimpia Zuniga**

is the person who appeared before me, and said person acknowledged that he/she
signed this instrument and acknowledge it to be his/her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 6/3/2021 Alexandria Denise Lloyd

Notary Public in and for the State of Washington
Residing at Camano Island
My appointment expires: 12/09/22

EXHIBIT A

Lot 724, "SURVEY OF SHELTER BAY DIV. 4, Tribal and Allotted Lands of Swinomish Indian Reservation," according to the Survey recorded July 8, 1970, in Volume 48 of Official Records, pages 627 through 631, under Recording No. 740962, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to:

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

Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof.

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.

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 Div. 4:

Recording No: 740962

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

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.

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

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.

Assessments, if any, levied by Shelter Bay Company.

Assessments, if any, levied by Shelter Bay Community Club, 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 May 10, 2021

between Steve Mackin Linda Mackin ("Buyer")
Buyer Buyer
and Olimpia Zuniga ("Seller")
Seller Seller
concerning 724 Shelter Bay Dr 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.

Steve Mackin 05-10-2021
Buyer Date

Linda Mackin 05-10-2021
Buyer Date

Authentication
Olimpia Zuniga 05/17/2021
Seller Date
13:09:09 AM PDT

6-3-2021
Seller Date