



202106240032

06/24/2021 10:19 AM Pages: 1 of 6 Fees: \$108.50  
Skagit County Auditor

**When recorded return to:**

Darrin D. Hoy Revocable Living Trust and Barbara  
L. Hoy Revocable Living Trust  
865 Kalispell Drive  
La Conner, WA 98257

Filed for record at the request of:

2021-2852



CHICAGO TITLE  
COMPANY OF WASHINGTON

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

CHICAGO TITLE

425 Commercial St  
Mount Vernon, WA 98273

JUN 24 2021

Amount Paid \$5,515.40

Skagit Co. Treasurer

By (signature) Deputy

Escrow No.: 620046881

6020046881

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Nancy J. Graham, an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Darrin D. Hoy, as Trustee of the Darrin D. Hoy Revocable  
Living Trust and Barbara L. Hoy, as Trustee of the Barbara L. Hoy Revocable Living Trust

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

Lot 865, "AMENDED SURVEY OF SHELTER BAY DIV. 5, Tribal and Allotted Lands of Swinomish  
Indian Reservation," as recorded on June 2, 1976, as recorded in Volume 1 of Surveys, pages 184  
through 186, inclusive, records of Skagit County, Washington, under Auditor's File No. 836134.

Situate in the County of Skagit, State of Washington.

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

Dated: January 11, 1978

Recorded: January 13, 1978

Lessor: Shelter Bay Company

Lessee: R.M. Myers and Christine J. Myers, Husband and Wife as Joint Tenants

Auditor No.: 871926

Assignment of Leasehold Estate and the Terms, Provisions and Conditions thereof:

Recorded: June 24, 2021

Auditors No: 202106240031

Tax Parcel Number(s): P129515 / 5100-005-865-0000, S3302020062

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

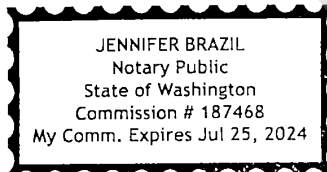
Dated: June 14, 2021

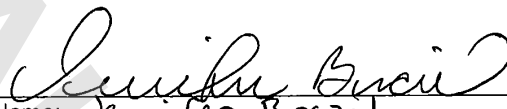
  
Nancy J. Graham

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Nancy J. Graham  
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: June 18, 2021

  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024

**EXHIBIT "A"**

## Exceptions

1. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof.
2. 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 Amended Survey of Shelter Bay Div. 5, recorded in Volume 1 of Surveys, Pages 184 through 186:

Recording No: 836134

3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: March 17, 1970

Auditor's No(s): 737017, records of Skagit County, Washington

Executed By: Shelter Bay Company, a Washington corporation

## AMENDED by instruments:

Recording Date: August 19, 1970

Auditor's No.: 742573, records of Skagit County, Washington

Recording Date: July 16, 1971

Auditor's No.: 755472, records of Skagit County, Washington

Recording Date: July 18, 1972

Auditor's No.: 771237, records of Skagit County, Washington

Recording Date: June 12, 1987

Auditor's No.: 8706120004, records of Skagit County, Washington

Recording Date: July 7, 1989

Auditor's No.: 8907070110, records of Skagit County, Washington

Recording Date: May 15, 1990

Auditor's No.: 9005150058, records of Skagit County, Washington

Recording Date: July 22, 1991

Auditor's No.: 9107220050, records of Skagit County, Washington

Recording Date: July 22, 1991

**EXHIBIT "A"**Exceptions  
(continued)

Auditor's No.: 9107220051, records of Skagit County, Washington

Recording Date: May 20, 1992  
Auditor's No.: 9205200023, records of Skagit County, Washington

Recording Date: May 20, 1992  
Auditor's No.: 9205200024, records of Skagit County, Washington

Recording Date: May 20, 1992  
Auditor's No.: 9205200025, records of Skagit County, Washington

Recording Date: May 16, 1995  
Auditor's No.: 9505160046, records of Skagit County, Washington

Recording Date: May 14, 1996  
Auditor's No.: 9605140103, records of Skagit County, Washington

Recording Date: May 14, 1997  
Auditor's No.: 9705140180, records of Skagit County, Washington

Recording Date: May 7, 1998  
Auditor's No.: 9805070092, records of Skagit County, Washington

Recording Date: May 7, 1999  
Auditor's No.: 9905070119, records of Skagit County, Washington

Recording Date: May 10, 2000  
Auditor's No.: 200005100092, records of Skagit County, Washington

Recording Date: May 10, 2000  
Auditor's No.: 200005100093, records of Skagit County, Washington

Recording Date: May 9, 2001  
Auditor's No.: 200105090101, records of Skagit County, Washington

Recording Date: May 16, 2002  
Auditor's No.: 200205160173, records of Skagit County, Washington

Recording Date: January 28, 2005  
Auditor's No.: 200501280090, records of Skagit County, Washington

Recording Date: May 19, 2005  
Auditor's No.: 200505190051, records of Skagit County, Washington

Recording Date: May 19, 2005  
Auditor's No.: 200505190052, records of Skagit County, Washington

**EXHIBIT "A"**

Exceptions  
(continued)

Recording Date: December 18, 2007  
Auditor's No.: 200712180107, records of Skagit County, Washington

Recording Date: February 29, 2008  
Auditor's No.: 200802290010, records of Skagit County, Washington

Recording Date: May 5, 2009  
Auditor's No.: 200905050047, records of Skagit County, Washington

Recording Date: May 25, 2011  
Auditor's No.: 201105250120, records of Skagit County, Washington

Recording Date: May 31, 2013  
Auditor's No.: 201305310138, records of Skagit County, Washington

Recording Date: June 23, 2015  
Auditor's No.: 201506230053, records of Skagit County, Washington

Recording Date: July 20, 2016  
Auditor's No.: 201607200052, records of Skagit County, Washington

Recording Date: September 5, 2017  
Auditor's No.: 201709050133, records of Skagit County, Washington

Recording Date: August 16, 2018  
Auditor's No.: 201808160044, records of Skagit County, Washington

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Recorded: June 27, 1969 and August 7, 1990  
Auditor's No.: 728259 and 9008070009, records of Skagit County, Washington  
Imposed By: Shelter Bay Community, Inc.

5. Record of Survey

Recording Date: March 5, 1990  
Recording No.: 9003050043

6. 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

7. As to any portion of said land now, formerly or in the future covered by water: Questions or

**EXHIBIT "A"**Exceptions  
(continued)

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.

8. Agreement for Pier Extension, including the terms, covenants and provisions thereof

Recording Date: March 6, 2014  
Recording No.: 201403060047

9. City, county or local improvement district assessments, if any.

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

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

12. A leasehold estate, upon and subject to all of the provisions therein contained, as created by that certain lease;

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.