



202106250124

06/25/2021 01:41 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

When recorded return to:  
Clarke Isackson and Alice Isackson  
71550 Fishhawk Road  
Birkenfeld, OR 97016

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620048055

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 25 2021

Amount Paid \$ 2462  
By *MH*  
Skagit Co. Treasurer  
Deputy

CHICAGO TITLE CO.  
620048055

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Katie D. Grove, an unmarried person and Sara E. Velasquez, 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 Clarke Isackson and Alice Isackson, a married couple

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 671 Shelter Bay Div. 4*

Tax Parcel Number(s): S3302020342, P129391

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

Dated: July 1, 1976

Recorded: May 1, 1978

Auditor's No.: 878568

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Eugene L. Snow and Dixie A. Snow, husband and wife

Disclosed by: memorandum of lease

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

Recorded: 202106250123

Auditor's No.: \_\_\_\_\_

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: June 22, 2021

Katie D. Grove  
Katie D. Grove

Sara E. Velasquez  
Sara E. Velasquez

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Katie D. Grove 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 22, 2021

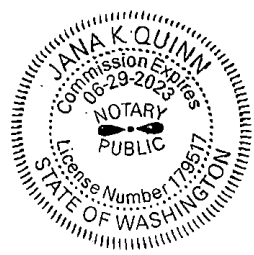


Jennifer Brazil  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Sara E. Velasquez 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 23 2021



Jana K. Quinn  
Name: Jana K. Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): S3302020342 and P129391

LOT 671, "SURVEY OF SHELTER BAY DIVISION 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 AUDITOR'S FILE NO. 740962, 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 Survey of Shelter Bay, Division No. 4 in Volume 48, Pages 627 through 631:

Recording No: 740962

2. 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, 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: July 8, 1970  
Recording No.: 740963

Modification(s) of said covenants, conditions and restrictions

Recording Nos.: 771239, 8706120006, 8907070110, 9107220050 (re-record of 9105170025), 9107220051 (re-record of 9005150058), 9205200023, 9205200024, 9205200025, 9406200066, 9505160046, 9605140103, 9705140180, 9805070092, 9905070119, 200005100092, 200005100093, 200105090101, 200205160173, 200501280090, 200505190051 and 200505190052, 200802290010, 200905050047, 201105250120, 201305310138, 201506230053, 201607200052 and 201808160044

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

Recorded: July 8, 1970 and May 16, 1995  
Auditor's Nos.: 740963 and 9505160046  
Imposed By: Shelter Bay Community, Inc.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution system  
Recording Date: April 20, 1993  
Recording No.: 9304200098  
Affects: Portion of premises

5. Agreement and the terms and conditions thereof:

Between: Shelter Bay Community, Inc. and Shelter Bay Community Division No. 2  
Recording Date: February 26, 2009  
Recording No.: 200902260127  
Providing: Special Assessments

6. Water rights, claims or title to water within the boundaries of the Swinomish Indian Reservation.
7. 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.
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Dues, charges and assessments, if any, levied by Shelter Bay Company.

**EXHIBIT "B"**  
Exceptions  
(continued)

11. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.
12. A lease with certain terms, covenants, conditions and provisions set forth therein.  

Dated:	July 31, 1969
Lessor:	The Swinomish Indian Tribal Community, et al
Lessee:	Shelter Bay Company, a Washington corporation
Recording Date:	August 11, 1969
Recording No.:	729786
Affects:	Said premises and other property
13. 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.
14. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof, and the effect of any failure to comply with the terms covenants, conditions and provisions thereof.
15. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
16. 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."