

When recorded return to:
Colin Banks
58 Swinomish Drive
La Conner, WA 98257


202107120107
07/12/2021 01:45 PM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620048006

Escrow No.: 620048006

STATUTORY WARRANTY DEED

THE GRANTOR(S) Linda Gayle Jolly-Stephens, who acquired title as Linda Gayle Jolly, a married woman 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 Colin Banks, an unmarried person and Lynda Bransford, an unmarried person

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

LOT 58, "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.

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

Tax Parcel Number(s): P128945 / 5100-002-058-0000, S3402360079

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

Dated: September 7, 1972

Recorded: September 8, 1972

Recording No.: 773727

Lessor: Shelter Bay Company

Lessee: William L. Hillman, a single man

Term: June 30, 2044

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20213161
JUL 12 2021

Amount Paid \$ 1733.00
Skagit Co. Treasurer
By *BT* Deputy

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

Recorded: July 12 2021

Auditors No: 202107120106

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: ~~June 29, 2021~~ 7/1/21

Linda Gayle Jolly-Stephens
Linda Gayle Jolly-Stephens

State of Idaho
County of Nez Perce

I certify that I know or have satisfactory evidence that Linda Gayle Jolly-Stephens is the persons who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-1-2021

Tammy R. Nichols
Name: Tammy R. Nichols
Notary Public in and for the State of Idaho
Residing at: Lewisville, ID
My appointment expires: 2-28-2024

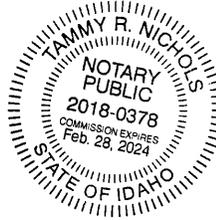


EXHIBIT "A"
Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof:

Dated: August 16, 1968
Recorded: August 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

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 14, 1969
Recording No.: 726476

as amended, the leasehold term is 75 years from July 1, 1969

2. Any defect in or invalidity of, or any matters relating to the leasehold estate described in Schedule "B" which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Schedule "B"
3. Terms, covenants, conditions, and provisions of the lease referred to in Schedule B hereof, and the effect of any failure to comply with the terms covenants, conditions and provisions thereof
4. 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

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 19, 1970
Recording No.: 742573

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 16, 1971
Recording No.: 755472

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"

Exceptions
(continued)

Recording Date: July 18, 1972
Recording No.: 771237

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 12, 1987
Recording No.: 8706120004

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 7, 1989
Recording No.: 8907070110

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 15, 1990
Recording No.: 9005150058

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 22, 1991
Recording No.: 9107220050
Recording No.: 9107220051

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 20, 1992
Recording No.: 9205200023
Recording No.: 9205200024
Recording No.: 9205200025

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 16, 1995
Recording No.: 9505160046

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 14, 1996
Recording No.: 9605140103

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 1, 1997
Recording No.: 9705140180

EXHIBIT "A"

Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 7, 1998
Recording No.: 9805070092

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 7, 1999
Recording No.: 9905070119

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 10, 2000
Recording No.: 200005100092
Recording No.: 200005100093

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 9, 2001
Recording No.: 200105090101

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 16, 2002
Recording No.: 200205160173

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 28, 2005
Recording No.: 200501280090

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 19, 2005
Recording No.: 200505190051

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 19, 2005
Recording No.: 200505190052

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 18, 2007
Recording No.: 200712180107

EXHIBIT "A"

Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 16, 2008
Recording No.: 200802290010

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 5, 2009
Recording No.: 200905050046
Recording No.: 200905050047

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 25, 2011
Recording No.: 201105250120

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 31, 2013
Recording No.: 201305310138

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 23, 2015
Recording No.: 201506230053

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 20, 2016
Recording No.: 201607200052

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 16, 2018
Recording No.: 201808160044

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Shelter Bay Community, Inc
Recording Date: June 27, 1969
Recording No.: 728259

Recording Date: August 7, 1980

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 9008070009

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 16, 1995
Recording No.: 9505160046

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 7, 1998
Recording No.: 9805070092

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Swinomish Indian Tribe
Purpose: To excavate for, install, replace, improve, maintain and use an 8 inch diameter water main, concrete meter vault and appurtenances
Recording Date: August 15, 1975
Recording No.: 821974

Note: Exact location and extent of easement is undisclosed of record

7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: May 6, 1994
Recording No.: 9405060026
Matters shown: encroachment of gravel driveway

8. Agreement and the terms and conditions thereof:

Executed by: Shelter Bay Community, Inc and Shelter Bay Community Division No. 1
Recording Date: February 26, 2009
Recording No.: 200902260127
Providing: Special Assessments

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

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

11. 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.