

When recorded return to:
Istvan Cseri
1130 Grand Ave
Seattle, WA 98122

202107290135
07/29/2021 01:37 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 29 2021

Amount Paid \$
Skagit Co. Treasurer:
By Deputy:

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048582

CHICAGO TITLE
620048582

STATUTORY WARRANTY DEED

THE GRANTOR(S) John (Jack) M Edson, Trustee of the Jack M Edson Revocable Living Trust Dated October 18, 2019

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Istvan Cseri, an unmarried person

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(s): 565 and 566 Shelter Bay Div. 3

Tax Parcel Number(s): P6790 / 5100-003-565-0000, P6791 / 5100-003-566-0000

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

Dated: September 13, 1975

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Marvin D. Marler and Shirley L. Marler, husband and wife

Recording Date: January 26, 1980 Recording No.: 8001160049

Affects: Parcel A

Dated: September 13, 1975

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Lars Vadla and Frances Vadla, husband and wife

Recording Date: November 2, 1987

Recording No.: 8711020044

Affects: Parcel B

Assignment of Leasehold Estate and terms, provisions and conditions thereof

Recorded: July 29th 2021

Auditor's No.: 202107290133

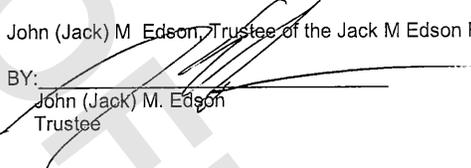
Subject to: 202107290134

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 21, 2021

John (Jack) M Edson, Trustee of the Jack M Edson Revocable Living Trust Dated October 18, 2019

BY: 
John (Jack) M. Edson
Trustee

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that _____

John M. Edson
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Jack M Edson Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 22, 2021



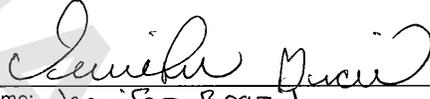

Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P6790 / 5100-003-565-0000 and P6791 / 5100-003-566-0000

PARCEL A:

LOT 565, SURVEY OF SHELTER BAY, DIVISION NO. 3, TRIBAL ALLOTTED LANDS OF SWINOMISH INDIAN RESERVATION, AS RECORDED IN VOLUME 43 OF OFFICIAL RECORDS, PAGES 839 THROUGH 842, UNDER RECORDING NO. 737014, AND AMENDMENT THERETO RECORDED IN VOLUME 66 OF OFFICIAL RECORDS, PAGE 462, UNDER RECORDING NO. 753731, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

LOT 566, SURVEY OF SHELTER BAY, DIVISION NO. 3, TRIBAL ALLOTTED LANDS OF SWINOMISH INDIAN RESERVATION, AS RECORDED IN VOLUME 43 OF OFFICIAL RECORDS, PAGES 839 THROUGH 842, UNDER RECORDING NO. 737014, AND AMENDMENT THERETO RECORDED IN VOLUME 66 OF OFFICIAL RECORDS, PAGE 462, UNDER RECORDING NO. 753731, 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 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 Survey of Shelter Bay, Division No. 3 in Volume 43, Pages 839 to 842:

Recording No.: 737014

Amendment of said plat recorded in Volume 66 of Plats, Page 462, recorded under recording No. 753731, records of Skagit County.

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, 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

AMENDED by instrument:

Recording No.: 742574
Recording No.: 771238
Recording No.: 8706120005
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.: 200105090101
Recording No.: 200205160173
Recording No.: 200501280090
Recording No.: 200505190051
Recording No.: 200505190052
Recording No.: 200712180107
Recording No.: 200802290010
Recording No.: 200905050046
Recording No.: 200905050047
Recording No.: 201105250120
Recording No.: 201305310138
Recording No.: 201506230053
Recording No.: 201607200052
Recording No.: 201808160044

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

Recorded: June 27, 1969

Recording No.: 737015, records of Skagit County, Washington

Imposed By: Shelter Bay Community, Inc.

AMENDED by instrument(s):

Recorded: May 16, 1995 and May 7, 1998

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 9505160046
Recording No.: 9805070092

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

Purpose: Ingress, egress, drainage and underground utilities over all private roads in said plat
Recording Date: March 17, 1970
Recording No.: 737018
Affects: Parcels A and B

5. ByLaws and Covenant and the terms and conditions thereof:

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

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. Trust Improvement Use & Occupancy Tax and charges:

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.

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

9. Dues, charges and assessments, if any, levied by Shelter Bay Company.

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

11. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: August 16, 1968
Lessor: The Swinomish Indian Tribal Community, et al
Lessee: Indian Bay Company, now Shelter Bay Company
Recording Date: April 8, 1969
Recording No.: 725143
Affects: Parcels A and B

Supplemented and Amended by instrument:
Recorded: May 14, 1969
Recording No.: 726476

As amended, the Leasehold term is 75 years from July 1, 1969

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 June 23, 2021
between Istvan Cseri ("Buyer")
Buyer Buyer
and Edson Jack M Living Trust ("Seller")
Seller Seller
concerning 565 Klamath Drive 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.

Authenticate
Istvan Cseri 07/09/2021
Buyer 7/9/2021 11:31:52 AM PDT Date

Authenticate
Jack M Edson 07/10/2021
Seller 7/10/2021 2:06:13 PM PDT Date

Buyer Date

Seller Date