

202107290137
07/29/2021 01:37 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

When recorded return to:
Ronald Wimot and Mary Wilmot
3618 Oakes Ave
Everett, WA 98201

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620047546

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 29 2021

Amount Paid \$
Skagit Co. Treasurer:
By Deputy

CHICAGO TITLE
020047546

STATUTORY WARRANTY DEED

THE GRANTOR(S) Selma Jeanette Albee, 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 Ronald Wimot and Mary Wilmot, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
The Leasehold estate affecting the following land created by the instrument here in referred to as the
Lease which is identified as follows:

Dated: September 7, 1972

Recorded: September 13, 1972

Recording No.: 773921

Lessor: Shelter Bay Company, a Washington corporation

Lessee: C.H. Watkins and Alice B. Watkins, husband and wife

Disclosed by: Memorandum of Lease

Term: For a period of time terminating on June 30, 2044

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

Recorded: July 29, 2021

Auditors No.: 202107290136

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

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

LT 443, SHELTER BAY DIV. 3

Tax Parcel Number(s): P129249/ 5100-003-443-0000 / S3302020130

STATUTORY WARRANTY DEED
(continued)

Subject to:

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

Dated: July 28, 2021

Selma Jeanette Albee
Selma Jeanette Albee

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Selma Jeanette Albee
(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: July 28 2021

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Armaton
My appointment expires: 06/29/2023

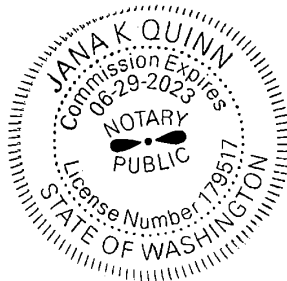


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129249/ 5100-003-443-0000 / S3302020130

Lot 443, 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 Auditor's File No. 737014, and amendment thereto recorded in Volume 66 of Official Records, page 462, under Auditor's File 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, 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 Div. 3:

Recording No: 737014

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, Division No. 3.

Recording No.: 753731

3. Lease, including the terms and conditions thereof, and any failure to comply with the terms, covenants, conditions, and provisions;

Dated: August 16, 1968
Recorded: April 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

SUPPLEMENTED and AMENDED by instrument:

Recorded: May 14, 1969
Recording No.: 726476

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

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

EXHIBIT "B"Exceptions
(continued)

6. 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 Nos.: 742574, 771238, 8706120005, 8907070110, 9005150058, 9105170025, 9107220050, 9107220051, 9205200023, 9205200024, 9205200025, 9505160046, 9605140103, 9705140180, 9805070092, 9905070119, 200005100092, 200005100093, 200105090101, 200205160173, 200501280090, 200505190051, 200505190052, 200712180107, 200802290010, 200802290010, 200905050046, 200905050047, 201105250120, 20130531013, 201506230053, 201607200052, 201808160044 and 202106170048.

7. Liens and charges as set forth in the above mentioned declaration,

Payable to: Shelter Bay Community, Inc.

8. Liens and charges as set forth in the above mentioned declaration,

Payable to: Shelter Bay Company

9. 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
 Recording No.: 200902260127
 Providing: Special Assessments

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

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

12. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.