



202108040062

08/04/2021 01:26 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

When recorded return to:

Natalie Kathleen Clark and Wendy Lynn Clark
400 Tillingit Place
La Conner, WA 98257

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048035

CHICAGO TITLE
620048035

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steve Nason and Alice Nason, Husband and Wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Natalie Kathleen Clark and Wendy Lynn Clark, a married
couple

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

Lot 400, "REVISED MAP OF SURVEY OF SHELTER BAY DIVISION NO. 2, Tribal and Allotted
Lands of Swinomish Indian Reservation", as recorded in Volume 43 of Official Records, page 833,
records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P129211 / 5100-002-400-0000, S340235159

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

Dated: September 14, 1969

Recorded: October 8, 1974

Recording No.: 808562

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Sigvald I Gildness and Marynette E Gildnes, husband and wife

Disclosed by: Memorandum of Lease

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-3597

AUG 04 2021

Amount Paid \$ *1963.40*
By *SLB* Skagit Co. Treasurer Deputy

Assignment of Leasehold Estate and Terms, Provisions and Conditions thereof

Recorded: *August 4, 2021*
Auditor's No.: *202108040062*

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 28, 2021

Steven Nason

Steve Nason

Alice H. Nason

Alice Nason

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

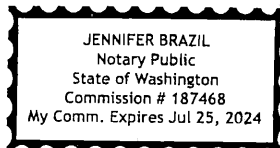
Steve Nason and Alice Nason
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: July 30, 2021Jennifer Brazil
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. LEASE, INCLUDING TERMS AND CONDITIONS THEREOF:

Lessor: Swinomish Indian Tribal Community, Alvin Bobb, Cary Bobb, Margaret Cagey,
Emily Joe, et a
Lessee: Indian Bay Company
For A Term Of: 25 years, together with an option to renew for an additional 25 year term
Dated: August 16, 1968
Recorded: April 8, 1969
Auditor's No.: 725143
(Said lease covers the subject property and other property)
The lessee's interest in said Lease is now held of record by Shelter Bay Company, a
Washington corporation.

A supplement and amendment of said Lease, dated February 11, 1969, was recorded May 14, 1969, under Auditor's File No. 726476. Said amendment provides that the terms of said Lease shall be for 75 years beginning July 1, 1969, reference to the record is hereby made for full particulars.

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: June 27, 1969
Recording No.: 728259

Modification(s) of said covenants, conditions and restrictions

Recording No.: 742573
Recording No.: 755472
Recording No.: 771237
Recording No.: 8706120004
Recording No.: 8907070110
Recording No.: 9107220051 being a re-recording of Recording No. 9005150058
Recording No.: 9107220050 being a re-recording of Recording No. 9105170025
Recording No.: 9205200023
Recording No.: 9205200024
Recording No.: 9205200025
Recording No.: 9406200066 Covenants and By-Law changes recorded May 16, 1995, under Auditor's File No. 9505160046
Recording No.: 9605140103 Covenant and By-Laws changes recorded May 14, 1997 and May 7, 1998, under Auditor's File No. 9705140180 and Auditor's File No. 9805070092, respectively.
Recording No.: 9905070119
Recording No.: 200005100092 Covenants and By-Law changes recorded May 10, 2000 and May 9, 2001, under Auditor's File No. 200005100093 and Auditor's File No. 200105090101
Recording No.: 200205160173
Recording No.: 200501280090
Recording No.: 200505190051
Recording No.: 200505190052
Recording No.: 200712180107
Recording No.: 200802290010
Recording No.: 200905050047
Recording No.: 201105250120
Recording No.: 201305310138
Recording No.: 201506230053
Recording No.: 201607200052
Recording No.: 201808160044

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 17, 2021
Recording No.: 202106170048

EXHIBIT "A"Exceptions
(continued)

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Gene Dunlap
Purpose: Ingress, egress, drainage and underground utilities
Recording Date: March 17, 1970
Recording No.: 737018
4. Terms and conditions contained in Shelter Bay Community, Inc. Resolution No. 07-17 as recorded December 18, 2007, under Auditor's File No. 200712180107
5. Trust Improvement Use & Occupancy Tax and charges; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties):
- Year: 2021
Tax Account No.: P129211 / 5100-002-400-0000
Swomish Tax Authority No.: S340235159
Assessed Value: 122,400.00
- General and Special Taxes:
- Billed: \$1,466.35
Paid: **\$733.18**
Owed: \$733.17
6. Dues, charges and assements, if any, levied by Shelter Bay Company.
7. Dues, charges and assements, if any, levied by Shelter Bay Community, Inc..
8. City, county or local improvement district assessments, if any.

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 05, 2021
between Natalie Kathleen Clark Wendy Lynn Clark ("Buyer")
Buyer Buyer
and Steven Nason Alice Nason ("Seller")
Seller Seller
concerning 400 Tilingit La Conner 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.

Authenticated
Natalie Clark 06/05/2021
Buyer 10:00:58 PM PDT Date

Authenticated
Wendy Clark 06/05/2021
Buyer 10:09:15 PM PDT Date

Authenticated
Steven B Nason 06/09/2021
Seller 06/09/2021 11:53:26 AM PDT Date

Authenticated
Alice G Nason 06/09/2021
Seller 06/09/2021 11:51:11 AM PDT Date