

202108190098

08/19/2021 03:14 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

When recorded return to:

Ron J. Vandervegt and Carolyn Vandervegt
662 Muckleshoot Circle
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-3839
AUG 19 2021

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048031

Amount Paid \$ 2034.60
Skagit Co. Treasurer
By DHJ Deputy

CHICAGO TITLE
620048031

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kelly Matthew Thomas, Successor Trustee of the Thomas Family Trust Dated 6-12-92 for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Ron J. Vandervegt and Carolyn Vandervegt, 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 herein referred to as the Lease, which is identified as follows follows:

Dated: August 29, 1971

Recorded: August 31, 1971

Auditor's No.: 757470, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: David W. Lozier, Sr. who acquired title as David W. Lozier, as his separate estate, as to an undivided 1/2 interest; and David W. Lozier, Jr., as Personal Representative of the Estate of Harriett J. Lozier,

deceased, as to an undivided 1/2 interest.

Disclosed by: Memorandum of Lease

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

Recorded: August 19, 2021

Auditors No: 202108190098

LOT 662, SURVEY OF SHELTER BAY DIVISION 4, TRIBAL AND ALLOTTED LANDS OF SWINOMISH INDIAN RESERVATION, AS RECORDED IN VOLUME 48 OF OFFICIAL RECORDS, PAGE 627 TO 631, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

P129385

STATUTORY WARRANTY DEED
(continued)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P129385 / 5100-004-662-0000, S3302020336

Subject to:

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

Dated: July 19, 2021

Kelly Matthew Thomas, Successor Trustee of the Thomas Family Trust Dated 6-12-92

BY: Kelly Matthew Thomas
Kelly Matthew Thomas
Successor Trustee

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kelly Matthew Thomas is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Successor Trustee of Kelly Matthew Thomas, Successor Trustee of the Thomas Family Trust Dated 6-12-92 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/19/2021

Ana Johnson
Name: Ana Johnson
Notary Public in and for the State of Washington
Residing at: Stanwood
My appointment expires: 4/19/2023



EXHIBIT "A"

Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof;
 Dated: July 31, 1969
 Recorded: August 11, 1969
 Recording No.: 729786, records of Skagit County, Washington
 Lessor: The Swinomish Indian Tribal Community, et al
 Lessee: Shelter Bay Company, a Washington corporation
 Affects: Said premises and other property

2. 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

3. 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 No.: 771239
 Recording No.: 8706120006
 Recording No.: 8907070110
 Recording No.: 9107220050 (re-record of Recording No. 9105170025)
 Recording No.: 9107220051 (re-record of Recording No. 9005150058)
 Recording No.: 9205200023
 Recording No.: 9205200024
 Recording No.: 9205200025
 Recording No.: 9406200066
 Recording No.: 9505160046
 Recording No.: 9605140103
 Recording No.: 9705140180
 Recording No.: 9805070092
 Recording No.: 9905070119
 Recording No.: 200005100092
 Recording No.: 200005100093

EXHIBIT "A"Exceptions
(continued)

Recording No.: 200105090101
Recording No.: 200205160173
Recording No.: 200501280090
Recording No.: 200505190051
Recording No.: 200505190052
Recording No.: 200802290010
Recording No.: 200905050047
Recording No.: 201105250120
Recording No.: 201305310138
Recording No.: 201506230053
Recording No.: 201607200052
Recording No.: 201808160044

4. 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
Recording No.: 740963
Recording No.: 9505160046
Imposed By: Shelter Bay Community, Inc.

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. Dues, charges and assessments, if any, levied by Shelter Bay Company.
7. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.
8. City, county or local improvement district assessments, if any.