

When recorded return to:
Stephanie A. Schuler and Gregory M. Schuler
932 Alder St
Edmonds, WA 98020


202108200090
08/20/2021 02:37 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

CHICAGO TITLE CO.
620017967

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald Schaeffer and Shawnee Schaeffer, 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 Stephanie A. Schuler and Gregory M. Schuler, Husband and
Wfe

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

Parcel A:

Lot 161, "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.

Situated in Skagit County, Washington.

Parcel B;

A leasehold possessory estate as set forth in that agreement for Dock Easement recorded June
17, 1981, under Skagit County Auditor's File No. 8106170040.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P129030 / 5100-002-161-0000, S3402350038

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

Lessor: Shelter Bay Company, a Washington corporation

Lesee: T. F. Roote, LTD.

Dated: July 1, 1974

Recorded: July 29, 1974

Recording No.: 804217

Disclosed by: Memorandum of Lease

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

2021 3856

AUG 20 2021

Amount Paid \$ *3003.40*

Skagit Co. Treasurer

By *HB* Deputy

Assignment of Leasehold Estate and Terms, Provisions and Conditions thereof:

Recorded: August 20, 2021

Auditor's No.: 202108200088

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 13, 2021

Donald Schaeffer
Donald Schaeffer
Shawnee Schaeffer
Shawnee Schaeffer

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Donald Schaeffer and Shawnee Schaeffer
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: August 18, 2021

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

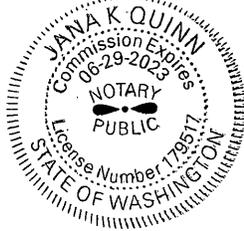


EXHIBIT "A"
Exceptions

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, Division No. 2 in Volume 33 of Plats, Pages 32 through 37:

Recording No: 728258

Amendment thereto recorded in Volume 43 of Plats, Page 833, recorded under Recording No. 737013

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 18, 1969
Recording No.: 728259
Executed by: Shelter Bay Company, a Washington corporation

Amendments of said Covenants

Recording No.: 742573
Recording No.: 755472
Recording No.: 771237
Recording No.: 8706120004
Recording No.: 8907070110
Recording No.: 9107220051 (re-recording of Recording No. 9005150058)
Recording No.: 9107220050 (re-recording of Recording No. 9105170025)
Recording No.: 9205200023
Recording No.: 9205200024
Recording No.: 9205200025
Recording No.: 9406200066
Recording No.: 9605140103
Recording No.: 9505160046
Recording No.: 9605140103
Recording No.: 9705140180
Recording No.: 980507009
Recording No.: 9905070119
Recording No.: 200005100092
Recording No.: 200005100093
Recording No.: 200105090101
Recording No.: 200205160173
Recording No.: 200501280090
Recording No.: 200712180107
Recording No.: 200802290010
Recording No.: 200905050047
Recording No.: 201105250120
Recording No.: 201305310138
Recording No.: 201506230053
Recording No.: 201607200052
Recording No.: 201808160044
Recording No.: 202106170048

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
Auditor's No.: 728259
Imposed By: Shelter Bay Community, Inc.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "A"

Exceptions
(continued)

Granted to: Gene Duniap
Purpose: Ingress, egress, drainage and underground utilities
Recording Date: March 17, 1970
Recording No.: 737018

5. 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:

Recording No: 200610260134

6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

7. 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

8. Water rights, claims or title to water within the boundaries of the Swinomish Indian Reservation.
9. Dues, charges and assements, if any, levied by Shelter Bay Company.
10. Dues, charges and assements, if any, levied by Shelter Bay Community, Inc..
11. City, county or local improvement district assessments, if any.
12. Dock Easement, including the terms, covenants and provisions thereof

Between: Shelter Bay Company, a Washington corporation
And: Clinto P. and Janet R. Good, husband and wife; and Edward K. and Catherine Wright, husband and wife
Dated: April 20, 1973
Recorded: June 17, 1981
Recording No.: 8106170040

Assignment of Dock Easement by Successive Assignments:

Assignee: Donald Schaeffer and Shawnee Schaeffer, husband and wife
Dated: October 22, 2015
Reorded: October 29, 2015
Recording No.: 201510290066