

When recorded return to:
Emily Zartman
PO Box 1192
La Conner, WA 98257

202108200092
08/20/2021 02:37 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048823

CHICAGO TITLE CO.
620048823

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bruce Elliot and Margrit Elliot, 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 Emily Zartman, 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.)

Unit R103, Shelter Bay Condominiums Lot 1

Tax Parcel Number(s): P129661 / 5100-003-105-0000, S3302020166

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

Dated: May 25, 1973

Recorded: May 29, 1973

Recording No.: 785688, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Fidalgo, Inc. a corporation

Disclosed by: Memorandum of Lease

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021 3857
AUG 20 2021

Amount Paid \$ 1854.60
Skagit Co. Treasurer
By HB Deputy

Assignment of Leasehold Estate and terms, Provisions and Conditions thereof

Recorded: August 20, 2021

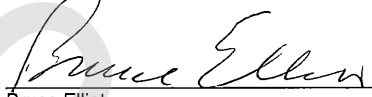
Auditor's No.: 202108200091

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 17, 2021



Bruce Elliot



Margrit Elliot

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Bruce Elliot and Margrit Elliot are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 19, 2021

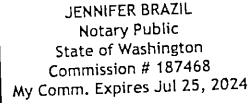


Name: Jennifer Brazil

Notary Public in and for the State of WA

Residing at: Skagit County

My appointment expires: 7-25-2024



JENNIFER BRAZIL
Notary Public
State of Washington
Commission # 187468
My Comm. Expires Jul 25, 2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129661 / 5100-003-105-0000 and S3302020166

Condominium Unit R-105 of SURVEY AND SET OF PLANS, SHELTER BAY CONDOMINIUMS LOT ONE, recorded May 15, 1973 as Auditor's File No. 785022, in Volume 117 of Official Records, Pages 265 and 266, records of Skagit County, being a replat of a portion of Tract "C", "SURVEY OF SHELTER BAY DIV. 3, Tribal and Allotted Lands of Swinomish Indian Reservation", as recorded in Volume 43 of Official Records, Pages 839 to 842, inclusive, records of Skagit County, and as identified by Declaration recorded under Auditor's File No. 785023, records of Skagit County, Washington.

TOGETHER WITH an undivided 13.32% interest in the common and limited common areas within said condominium as set forth in said Declaration recorded under Auditor's File No. 785023, and as shown on said SURVEY AND SET OF PLANS, SHELTER BAY CONDOMINIUM LOT ONE.

TOGETHER WITH a non-exclusive and exclusive use of the common areas and limited common areas as set forth in said Declaration recorded under Auditor's File No. 785023.

AND TOGETHER WITH the right to use that certain additional uncovered parking space under the terms of Articles III and VI of said Declaration recorded under Auditor's File No. 785023, and as delineated on the SURVEY AND SET OF PLANS, SHELTER BAY CONDOMINIUMS LOT ONE, and as the same exists on the ground.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof;
 Dated: August 16, 1968
 Recorded: August 8, 1969
 Auditor's No.: 725143, records of Skagit County, Washington
 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
 Auditor's No.: 726476, records of Skagit County, Washington

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

2. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof.
3. Any defect in or invalidity of, or any matters relating to the leasehold estate described in Schedule A which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Schedule A.
4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
 Recorded: March 17, 1970
 Recording No.: 737015, records of Skagit County, Washington
 Executed By: Shelter Bay Company, a Washington corporation

AMENDED by instrument:

Auditor's No.: 742573
 Recording No.: 755472
 Recording No.: 771237
 Recording No.: 8706120004
 Recording No.: 8907070110
 Recording No.: 9005150058
 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.: 200005100093
 Recording 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
 Recording No.: 202106170048

EXHIBIT "B"

Exceptions
(continued)

5. Terms, covenants, conditions, easements and restrictions and liability for assessments contained in Declaration of Condominium for said condominium;
Recorded: May 14, 1973
Recording No.: 785023, records of Skagit County, Washington

AMENDED by instrument(s):

Recording No.: 9507190056
Recording No.: 9606070083
Recording No.: 9607120009
Recording No.: 200004180072
Recording No.: 200006010055
Recording No.: 200110050122
Recording No.: 200110050123
Recording No.: 200110050124
Recording No.: 200506270201
Recording No.: 201808050073
Recording No.: 201908050073

6. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: January 29, 1993
Recording No.: 9301290035, records of Skagit County, Washington
Imposed By: Shelter Bay Community, Inc.
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: June 27, 1969 and August 7, 1990
Recording No.: 728259
Recording No.: 9008070009
records of Skagit County, Washington
Imposed By: Shelter Bay Community, Inc.

AMENDED by instrument:

Recording No.: 9505160046
Recording No.: 9805070092
Recording No.: 202106170048

9. Agreement, including the terms, covenants and provisions thereof

Recording Date: March 14, 2008
Recording No.: 200803140006
10. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc.
11. Dues, charges and assessments, if any, levied by Shelter Bay Company.
12. Assessments, if any, levied by Fidalgo Homeowners Association.
13. City, county or local improvement district assessments, if any.