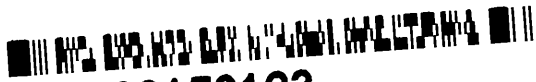


When recorded return to:
Mona Billgren
2536 N Narrows Drive #6
Tacoma, WA 98406


202109150123
09/15/2021 02:55 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2021-4268
SEP 15 2021

Amount Paid \$ 0
Skagit Co. Treasurer
By *LT* Deputy

STATUTORY WARRANTY DEED

Order No.: 21-2680WA

Title Order No.: 21-2680WA

202003-LT
THE GRANTOR(S)

Rosie Exchange Properties, LLC, a Colorado Limited Liability Company

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

Mona Billgren, an unmarried person

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

A leasehold interest in the following described property:

Lot 792, "SURVEY OF SHELTER BAY DIV. 4, Tribal and Allotted Lands of Swinomish Indian Reservation," as recorded in Volume 48 of Official Records, pages 627 through 631, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Tax Parcel No(s): 5100-004-792-0000/P7006

SUBJECT TO: ALL THOSE EASEMENTS, COVENANTS AND RESTRICTIONS LISTED IN SCHEDULE A, ATTACHED HERETO AND INCORPORATED HEREIN.

Dated: 09/11/2021

Rosie Exchange Properties, LLC

BY: [Signature]
John F. Rosie
Managing Member

State of Colorado
County of Douglas

I certify that I know or have satisfactory evidence that John F. Rosie is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Managing Member of Rosie Exchange Properties, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Witness under my hand and official seal hereto affixed the day and year first above written.

Dated this 11th day of September, 2021.

[Signature]
Notary Public in and for the State of Colorado
Residing at: Colorado
Appointment Expiration: 11/14/2023

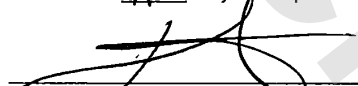
Statutory Warranty Deed

State of Colorado
County of Douglas

I certify that I know or have satisfactory evidence that John F. Rosie is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Managing Member of Rosie Exchange Properties, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Witness under my hand and official seal hereto affixed the day and year first above written.

Dated this 11th day of September 2021.



Notary Public in and for the State of Colorado
Residing at: 9458 Hibiscus Dr. Highlands Ranch, CO 80126
Appointment Expiration: 11/14/2023

JON MARC PAUL MYRANT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194043186
MY COMMISSION EXPIRES NOVEMBER 14, 2023

SCHEDULE A

1. LEASE, INCLUDING TERMS AND CONDITIONS THEREOF:

Lessor: Swinomish Indian Tribal Community, Emily Joe Bill, Louise Joe, Lucinda Joe, et al
Lessee: Shelter Bay Company
For A Term Of: Beginning July 1, 1970 and terminating June 30, 2044
Dated: July 31, 1969
Recorded: August 11, 1969
Auditor's No.: 729786 (Said lease covers the subject property and other property)

2. Rights of way for roads together with the right of access by the grantor and his grantees, as set forth in the lease shown as Paragraph A herein, reference to the record hereby being made for full particulars.

3. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Survey of Shelter Bay Div. 4, Tribal and Allotted Lands of Swinomish Indian Reservation
Recorded: July 8, 1970
Auditor's No.: 740962 (Vol. 48 of Plats, page 627)

4. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: June 19, 1970
Recorded: July 8, 1970
Auditor's No.: 740963
Executed By: Shelter Bay Company, a Washington corporation

Said document was amended by the following instrument(s):

Auditor's File No(s): 771239, 8706120006, 8907070110, 9107220051, 9005150058, 9107220050, 9105170025, 9205200023, 9205200024, 9205200025, 9406200066, 9505160046, 9605140103, 9705140180, 9805070092, 9905070119, 200005100092, 200005100093,

200105090101, 200205160173, 200501280090, 200505190051, 200505190052, 200802290010,
200905050047, 201105250120, 201305310138, 201506230053, 201607200052, 201808160044.

5. Any law, ordinance or regulation of an Indian Tribe or Nation including, but not limited to, building and zoning ordinances, restricting or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance, or regulation.

Rights of eminent domain or rights of police power exercised by an Indian Tribe or Nation unless notice of the exercise of such rights appears in the public records at Date of Policy.

6. Terms and conditions contained in Shelter Bay Community, Inc. Resolution No. 07-17 as recorded December 18, 2007, under Auditor's File No. 200712180107.
7. Matters as disclosed by survey recorded June 18, 2007 under Auditor's File No. 200706180230, records of Skagit County, Washington.

