

202109230118

09/23/2021 03:46 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor

When recorded return to:

Bradford M. Vorhees and Diane R. Vorhees
23124 Atlas Rd
Bothell, WA 98021

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2021-4403
SEP 23 2021

Amount Paid \$ 1840.20
Skagit Co. Treasurer
By *lt* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048809

CHICAGO TITLE
620048809

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Near, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Bradford M. Vorhees and Diane R. Vorhees, a married couple

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

The estate or interest in the Land described or referred to in this Commitment is:

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

Dated: July 23, 1972

Recorded: July 24, 1972

Auditor's No.: 771521, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: George M. Malm and Margaret Malm, husband and wife

Disclosed by: Memorandum of Lease

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

Recorded: September 23, 2021

Auditors No.: 202109230117

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

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

Lot(s): 171, Shelter Bay Div. 2

P129039

STATUTORY WARRANTY DEED
(continued)

Tax Parcel Number(s): P129039 / 5100-002-171-0000, S3302020020

Subject to:

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


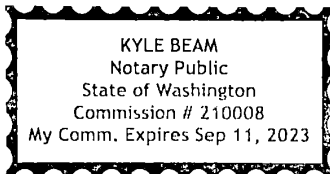
Dated: September 21, 2021



John Near

Rebekah NearState of WACounty of Skagit

I certify that I know or have satisfactory evidence that

John Near and Rebekah Near
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: 9-22-21

Name: Kyle Beam
Notary Public in and for the State of WA
Residing at: Skagit
My appointment expires: 9-11-23

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129039 / 5100-002-171-0000 and S3302020020

Lot 171, "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.

TOGETHER WITH the following described parcel:

Beginning at the Southeast corner of Lot 171;
thence South 69°00'00" East to the line of mean high tide;
thence Northerly along the line of mean high tide to an intersection with a line projected South 40°22'34" East from the most Easterly corner of Lot 171;
thence North 40°22'34" West to the most Easterly corner of Lot 171;
thence South 21°00'00" West, a distance of 49.31 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

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
 Recording No.: 9505160046
 Recording No.: 9605140103
 Recording No.: 9805070092
 Recording No.: 9905070119
 Recording No.: 200005100092

EXHIBIT "B"Exceptions
(continued)

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

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. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Usage of dock easement
Recording Date: June 17, 1981
Recording No.: 8106170051

Assigned by instrument(s):

Recording No.: 8906120061
Recording No.: 9905260249
Recording No.: 200607120114

5. Resolution and the terms and conditions thereof:

Recording Date: December 18, 2007
Recording No.: 200712180107

6. Stipulated Judgment and the terms and conditions thereof:

Recording Date: February 26, 2009
Recording No.: 200902260127

EXHIBIT "B"

Exceptions
(continued)

7. Abandonment of Homestead and the terms and conditions thereof:

Recording Date: October 26, 2012
Recording No.: 201210260099

8. 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: 201104200027

9. 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.
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Shelter Bay Community, Inc.
12. Assessments, if any, levied by Shelter Bay Company.