

When recorded return to:
Paul Bernard Phillips and Rosemary Elsie
Schreoter
3810 W Fountain Lane
Spokane, WA 99224

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4411
Sep 24 2021
Amount Paid \$8005.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048663

CHICAGO TITLE
620048663

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raymond W. Urton, Trustee of the Raymond W. Urton Trust and Vona B. Urton, Trustee of the Vona B. Urton Trust both dated 9-29-97, each as to an undivided 1/2 interest

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Paul Bernard Phillips and Rosemary Elsie Schreoter, a married couple

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.)

LT 9, SHELTER BAY DIV. 1

Tax Parcel Number(s): P69089 / 3998-000-009-0017

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: September 20, 2021

Raymond W. Urton, Trustee of the Raymond W. Urton Trust and Vona B. Urton, Trustee of the Vona B. Urton Trust both dated 9-29-97, each as to an undivided 1/2 interest

BY: Raymond W. Urton
Raymond W. Urton
Trustee

BY: Vona B. Urton
Vona B. Urton
Trustee

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Raymond W. Urton and Vona B. Urton
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Raymond W. Urton, Trustee of The Raymond W. Urton Trust and Vona B. Urton, Trustee of the Vona B. Urton Trust both dated 9-29-97, each as to an undivided 1/2 interest to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 22, 2021

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

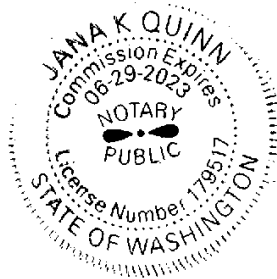


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P69089 / 3998-000-009-0017

LOT 9, SHELTER BAY DIV. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9
OF PLATS, PAGE(S) 80 AND 81, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 plat of Shelter Bay Div. 1:

Recording No: 730373
2. 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
Affects: all private roads within the Plat of Shelter Bay Div. 1
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: sewer system
Recording Date: August 26, 1969
Recording No.: 730371
4. 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: August 28, 1969
Recording No.: 730374
5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Shelter Bay Community, Inc.
Recording No.: 730374
6. The Land lies within the boundaries of the Swinomish Indian Reservation and is subject to the rights of the Indian tribe to exercise governmental powers, including the power to tax.

EXHIBIT "B"**Exceptions
(continued)**

7. Water rights, claims or title to water within the boundaries of the Swinomish Indian Reservation.
8. Restrictions, including any restraint against alienation, as contained in the deed or the federal patent and the act authorizing the issuance thereof, under which title is vested.
9. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Shelter Bay Community Inc.