

202109300161
09/30/2021 03:21 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

When recorded return to:
Michael Bucy
Drummond Properties LLC
767 Shelter Bay Drive
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2021-4518
SEP 30 2021

Amount Paid \$ 677-
Skagit Co. Treasurer
By Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049236

CHICAGO TITLE
620049236

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy A. Wade, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Drummond Properties LLC, a Washington limited liability company

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 767, SHELTER BAY DIV 4

Tax Parcel Number(s): P106142 / 5100-004-767-0000

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

Dated: November 15, 1976

Recorded: April 20, 1978

Auditor's No.: 877860

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Timothy A. Wade, an unmarried person

Disclosed by: Memorandum of Lease

Assignment of Leasehold Estate and terms, provisions and conditions thereof

Recorded: September 30, 2021


Auditor's No. 202109300160

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 27, 2021


Timothy A. WadeState of WASHINGTON
County of ~~SKAGIT~~ Snohomish

I certify that I know or have satisfactory evidence that Timothy A. Wade is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.


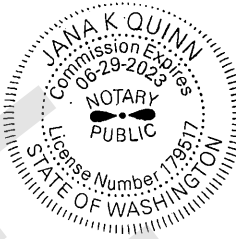
Dated: September 28, 2021
Name: Jana K. Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P106142 / 5100-004-767-0000

Lot 767, Survey of Shelter Bay Division 4, Tribal and Alloted Lands of Swinomish Indian Reservation, according to the Survey recorded July 8, 1970 in Volume 48 of Official Records, pages 627 through 631, under Auditor's File No. 740962, records of Skagit County, Washington.

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: July 31, 1969
 Recording Date: August 11, 1969
 Recording No.: 729786
 Lessor: The Swinomish Indian Tribal Community, et al
 Lessee: Shelter Bay Company, a Washington corporation
 Affects: Said premises and other property
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 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, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recording Date: July 8, 1970
 Recording No.: 740963
 Executed By: Shelter Bay Company, a Washington corporation

AMENDED by instruments:

Recording Nos: 771239, 8706120006, 8907070110, 9005150058, 9105170025,
 9107220050, 9107220051; 9205200023; 9205200024; 9205200025;
 9505160046; 9605140103, 9705140180, 9805070092, 9905070119,
 200005100092, 200005100093, 200105090101, 200205160173,
 200501280090, 200505190051, 200505190052, 200712180107,
 200802290010, 200905050047, 201105250120, 201305310138, 201506230053,
 201607200052, 201808160044, and 202106170048.
5. Liens and charges as set forth in the above mentioned declaration,

Payable to: Shelter Bay Community, Inc.
6. Agreement, including the terms and conditions thereof; entered into;

By: Shelter Bay Community, Inc.
 And Between: Shelter Bay Community Div. 1
 Recording Date: February 26, 2009
 Recording No.: 200902260127
 Providing: special assessments
7. City, county or local improvement district assessments, if any.
8. Dues, charges, and assessments, if any, levied by Shelter Bay Company.
9. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc..