



202110050067

10/05/2021 02:12 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

When recorded return to:

Craig Anderson
326 Snohomish Drive
La Conner, WA 98257

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2021-4587
OCT 5 2021

Amount Paid \$ 3109-
Skagit Co. Treasurer
By *UT* Deputy

STATUTORY WARRANTY DEED

Order No.: 21-2608WA

Title Order No.: 201466-LT

THE GRANTOR(S)

Glen R. Dowrey and Roxanne D. Dowrey, Husband and Wife

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

Craig Anderson, An Unmarried Person

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

Lot 326, "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.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel No(s).: S340235106/51000023260000/P129154

Notary on the next page

Notary page for the Statutory Warranty Deed

9/7/2021

Glen R. Dowrey

Roxanne D. Dowrey

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Glen R. Dowrey and Roxanne D. Dowrey is the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act and deed for the uses and purposes mentioned herein.

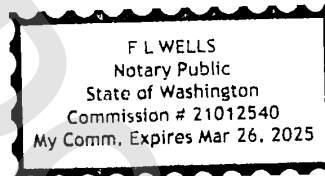
Dated 9/7/2021

F L Wells

Notary Public in and for the State of Washington

Residing at: Mt. Vernon

Appointment Expiration: 3/26/2025



SCHEDULE A

1. LEASE, INCLUDING TERMS AND CONDITIONS THEREOF:

Lessor: Swinomish Indian Tribal Community, Alvin Bobb, Cary Bobb, Margaret Cagey, Emily Joe, et al

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 premises and other lands)

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 CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: June 18, 1969

Recorded: June 27, 1969

Auditor's No.: 728259

Executed By: Shelter Bay Company, a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS AND BY-LAWS WERE AMENDED BY THE FOLLOWING:

Auditor's Nos.:

742573, 755472, 771237, 8706120004, 8907070110, 9107220051 (re-recording of portion of instrument 9005150058), 9107220050 (re-recording of portion of instrument 9105170025), 9205200023, 9205200024, 9205200025, 9406200066, 9505160046, 9605140103, 9705140180, 9805070092, 9905070119, 200005100092, 200005100093, 200105090101, 200205160173, 200501280090, 200505190051, 200505190052, 200712180107, 200802290010, 200905050047, 201105250120, 201305310138, 201506230053, 201607200052, and 201808160044.

3. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Gene Dunlap
Purpose: Ingress, egress, drainage and underground utilities
Recorded: March 17, 1970
Auditor's No.: 737018

4. Terms, agreements, and covenants contained in the Lease and Amendment referred to in Paragraph 1 herein, and any assignments thereof.
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. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Swinomish Indian Tribe
Purpose: To excavate for, install, replace, improve, maintain and use an 8-inch diameter water main, concrete meter vault and appurtenances
Area Affected: Exact location and extent of easement is undisclosed of record
Recorded: August 15, 1975
Auditor's No.: 821974

8. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Shelter Bay Community, Inc.
And: Shelter Bay Community Div. 1
Recorded: February 26, 2009
Auditor's No.: 200902260127
Regarding: Special assessments

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.