

202110180109
10/18/2021 03:15 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

When recorded return to:
Michael Bucy
Drummond Properties LLC
784 Lillooet Court
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2021-4782
OCT 18 2021
Amount Paid \$ 965
Skagit Co. Treasurer
Deputy
By *W*

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049390

CHICAGO TITLE
020049390

STATUTORY WARRANTY DEED

THE GRANTOR(S) Loretta D. Bueno, 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

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.)

Lot 784, SHELTER BAY DIV. 4

Tax Parcel Number(s): P106144 / 5100-004-784-0000,

The leasehold estate created by instrument herein referred to as the Lease which is identified as follows:

Dated: July 31, 1969

Recording Date: March 17, 2021

Recording No.: 202103170156

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Loretta D. Bueno, an unmarried individual

Disclosed by: Assignment of Sublease

Assignment of Leasehold Estate and the Terms, Provisions, and Conditions thereof

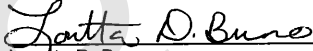
Recorded: October 18, 2021
Auditor's No. 202110180109

Subject to:

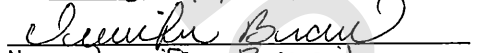
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: October 13, 2021


Loretta D. BuenoState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Loretta D. Bueno is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 13, 2021
Name: Jennifer Brazil
Notary Public in and for the State of Washington
Residing at: Skagit County
My appointment expires: 7-25-2024

JENNIFER BRAZIL Notary Public State of Washington Commission # 187468 My Comm. Expires Jul 25, 2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P106144 / 5100-004-784-0000 and

Lot 784, SURVEY OF SHELTER BAY DIV. 4, Tribal and Allotted Lands of Swinomish Indian Reservation, according to the survey recorded July 8, 1970, in Volume 48 of Plat, 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. 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 of Shelter Bay Div. 4:

Recording No: 740962

2. Covenants, conditions, restrictions and easements 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: July 8, 1970
Recording No.: 740963

Modification(s) of said covenants, conditions and restrictions

Recording No.: 771239
Recording No.: 8706120006
Recording No.: 8907070110
Recording No.: 9005150058
Recording No.: 9105170025
Recording No.: 9107220050
Recording No.: 9107220051
Recording No.: 9205200023
Recording No.: 9205200024
Recording No.: 9205200025
Recording No.: 9406200066
Recording No.: 9505160046
Recording No.: 9605140103
Recording No.: 9705140180
Recording No.: 9805070092
Recording No.: 9905070119
Recording No.: 200005100092
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. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed by the First Deed out of the Plat.
4. Agreement, including the terms and conditions thereof:

Between: Shelter Bay Community, Inc.
And: Shelter Bay Community Div. 1
Recording Date: February 26, 2009
Recording No.: 200902260127
Regarding: Special assessments

EXHIBIT "B"

Exceptions
(continued)

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

6. Skagit County Parcel No.: P106144
Skagit County Cross Reference I.D. No.: 5100-004-784-0000

This property is undeveloped. The Swinomish Tribe only taxes the improvements on leased trust land and create the S Number when they intend to tax a property and only impose tax on the improvements. Until such a time there is no account for taxes.

7. Liability, if any, for personal property taxes pursuant to RCW 84.56.070 wherein no sale can be made without prepayment of said tax, including advance tax for the following calendar year. The personal property advance tax request has been provided along with this commitment. The form is also available at: <http://assessor.snoco.org>

PLEASE NOTE: The Snohomish County Treasurer will not process any conveyance document on any property where they determine personal property taxes are due or advance taxes required, without the payment of those taxes. This process must be completed before the proposed deed or any quit claim deed is presented for recordation.

8. City, county or local improvement district assessments, if any.
9. Dues, charges, and assessments, if any, levied by Shelter Bay Company.
10. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.
11. A lease, or memorandum thereof, with certain terms, covenants, conditions and provisions set forth therein.

Dated: July 31, 1969
Lessor: The Swinomish Indian Tribal Community, et al
Lessee: Shelter Bay Company, a Washington corporation
Recording Date: August 11, 1969
Recording No.: 8512090019
Affects: Said premises and other property

12. 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."