



202111230164

11/23/2021 01:48 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor

When recorded return to:

Ronald R. Tavis
795 Shelter Bay Drive
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-53660
NOV 23 2021

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049099

Amount Paid \$ 21633.80
Skagit Co. Treasurer
By DTS Deputy

CHICAGO TITLE CO.
620049099

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kathryn Lynn Jones, an unmarried person, as her 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 Ronald R. Tavis, an unmarried person and Gena M. Gualtieri,
an unmarried person

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

Lot 795, "SURVEY OF SHELTER BAY DIV. 4, Tribal and Allotted Lands of Swinomish Indian
Reservation," as recorded in Volume 48 of Official Records, pages 627 through 631, inclusive,
records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P129460 / 5100-004-795-0000, S3302020250

Subject to:

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

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

Dated: April 7, 1976

Recorded: June 24, 1976

Recording Number: 837676

Lessor: Shelter Bay Company, A Washington Corporation

Lessee: Betty L. Kilgore

Disclosed by: Memorandum of Lease

Assignment of Leasehold Estate and terms, provisions and conditions thereof

Recorded: November 23, 2021

Auditor's No.: 202111230163

STATUTORY WARRANTY DEED

(continued)

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

Dated: April 7, 1976

Recorded: June 24, 1976

Recording Number: 837676

Lessor: Shelter Bay Company, A Washington Corporation

Lessee: Betty L. Kilgore

Disclosed by: Memorandum of Lease

Assignment of Leasehold Estate and terms, provisions and conditions thereof

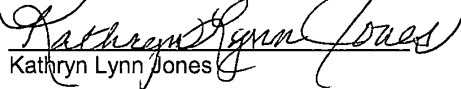
Recorded: _____

Auditor's No.: _____

Subject to:

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

Dated: November 10, 2021


Kathryn Lynn Jones

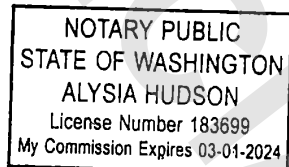
STATUTORY WARRANTY DEED

(continued)

State of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

Kathryn Lynn Jones
(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: 11.22.2021

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03.01.2024

EXHIBIT "A"

Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof;
 Dated: July 31, 1969
 Recorded: August 11, 1969
 Recording No.: 729786, records of Skagit County, Washington
 Lessor: The Swinomish Indian Tribal Community, et al
 Lessee: Shelter Bay Company, a Washington corporation
 Affects: Said premises and other property
2. 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, Division No. 4 in Volume 48, Pages 627 through 631:

Recording No.: 740962

3. 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: 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.: 9107220050 (re-record of Recording No. 9105170025)
 Recording No.: 9107220051 (re-record of Recording No. 9005150058)
 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.: 200802290010
 Recording No.: 200905050047
 Recording No.: 201105250120
 Recording No.: 201305310138
 Recording No.: 201506230053
 Recording No.: 201607200052
 Recording No.: 201808160044
 Recording No.: 202106170048

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument:

Recorded: July 8, 1970 and May 16, 1995
 Recording No.: 740963
 Recording No.: 9505160046

EXHIBIT "A"Exceptions
(continued)

Imposed By: Shelter Bay Community, Inc.

5. Agreement and the terms and conditions thereof:

Between: Shelter Bay Community, Inc. and Shelter Bay Community Division No. 2
Recording Date: February 26, 2009
Recording No.: 200902260127
Providing: Special Assessments

6. Dues, charges and assessments, if any, levied by Shelter Bay Company.
7. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.
8. City, county or local improvement district assessments, if any.

DigiSign Verified: 13D27DB2-82B1-4D89-8E79-BB182913AA30

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 25, 2021

between Ronald R. Tavis ("Buyer")
Buyer Buyer

and Kathryn L Jones ("Seller")
Seller

concerning 795 Shelter Bay Dr La Conner WA 98257 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Buyer		Seller	
<i>Ronald R. Tavis</i>	10-25-2021	<i>Kathryn L. Jones</i>	10/27/21
Buyer	Date	Seller	Date