



202112070136

12/07/2021 02:02 PM Pages: 1 of 6 Fees: \$208.50  
Skagit County Auditor

**When recorded return to:**

Jack Jensen  
Jack A. Jensen and Karen N. Jensen, Trustees of  
the Jack A. Jensen and Karen N. Jensen  
Revocable Living Trust  
821 Shoshone Drive  
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

7021-5596  
DEC 07 2021

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620049645

Amount Paid \$ 2,985.80  
Skagit Co. Treasurer  
By Deputy

CHICAGO TITLE  
620049645

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Thomas A. Sigmond and Teresa A. Sigmond, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Jack A. Jensen and Karen N. Jensen, Trustees of the Jack A.  
Jensen and Karen N. Jensen Revocable Living Trust

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

Lot No. 821, "Amended Survey of Shelter Bay Div. 5 Tribal and Allotted Lands of Swinomish Indian  
Reservation," as recorded on June 2, 1976 in Volume 1 of Surveys, pages 184 through 186,  
inclusive, records of Skagit County, Washington, under Auditor's File No. 836134.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P129478 / 5100-005-821-0000 / S3302010044

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

Dated:	May 1, 1978
Recorded:	February 18, 1997
Auditor's No.:	9702180103, records of Skagit County, Washington
Lessor:	Fidalgo, Inc., a Washington corporation
Lessee:	Franklin M. Hull and Alice W. Hull, husband and wife
Disclosed by:	Memorandum of Lease

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


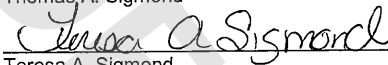
Recorded: December 7, 2021  
Auditor's No.: 202112070135

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 2, 2021

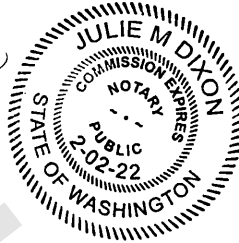
  
Thomas A. Sigmond  
  
Teresa A. Sigmond

State of Washington  
County of Snohomish

This record was acknowledged before me on 12/6/2021 by Thomas A. Sigmond and Teresa A. Sigmond.

  
(Signature of notary public)

Notary Public in and for the State of Washington  
Residing at: Cameron Island  
My commission expires: 2/2/2022



## EXHIBIT "A"

### Exceptions

1. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof.
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Amended Survey of Shelter Bay Div. 5, recorded in Volume 1 of Surveys, Pages 184 through 186:

Recording No: 836134

3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;  
 Recorded: March 17, 1970  
 Auditor's No(s): 737017, records of Skagit County, Washington  
 Executed By: Shelter Bay Company, a Washington corporation

#### AMENDED by instruments:

Recording Date:	August 19, 1970
Auditor's No.:	742573, records of Skagit County, Washington
Recording Date:	July 16, 1971
Auditor's No.:	755472, records of Skagit County, Washington
Recording Date:	July 18, 1972
Auditor's No.:	771237, records of Skagit County, Washington
Recording Date:	June 12, 1987
Auditor's No.:	8706120004, records of Skagit County, Washington
Recording Date:	July 7, 1989
Auditor's No.:	8907070110, records of Skagit County, Washington
Recording Date:	May 15, 1990
Auditor's No.:	9005150058, records of Skagit County, Washington
Recording Date:	July 22, 1991
Auditor's No.:	9107220050, records of Skagit County, Washington
Recording Date:	July 22, 1991
Auditor's No.:	9107220051, records of Skagit County, Washington
Recording Date:	May 20, 1992
Auditor's No.:	9205200023, records of Skagit County, Washington
Recording Date:	May 20, 1992
Auditor's No.:	9205200024, records of Skagit County, Washington
Recording Date:	May 20, 1992
Auditor's No.:	9205200025, records of Skagit County, Washington
Recording Date:	May 16, 1995
Auditor's No.:	9505160046, records of Skagit County, Washington
Recording Date:	May 14, 1996
Auditor's No.:	9605140103, records of Skagit County, Washington
Recording Date:	May 14, 1997
Auditor's No.:	9705140180, records of Skagit County, Washington

**EXHIBIT "A"**Exceptions  
(continued)

Recording Date: May 7, 1998  
Auditor's No.: 9805070092, records of Skagit County, Washington

Recording Date: May 7, 1999  
Auditor's No.: 9905070119, records of Skagit County, Washington

Recording Date: May 10, 2000  
Auditor's No.: 200005100092, records of Skagit County, Washington

Recording Date: May 10, 2000  
Auditor's No.: 200005100093, records of Skagit County, Washington

Recording Date: May 9, 2001  
Auditor's No.: 200105090101, records of Skagit County, Washington

Recording Date: May 16, 2002  
Auditor's No.: 200205160173, records of Skagit County, Washington

Recording Date: January 28, 2005  
Auditor's No.: 200501280090, records of Skagit County, Washington

Recording Date: May 19, 2005  
Auditor's No.: 200505190051, records of Skagit County, Washington

Recording Date: May 19, 2005  
Auditor's No.: 200505190052, records of Skagit County, Washington

Recording Date: December 18, 2007  
Auditor's No.: 200712180107, records of Skagit County, Washington

Recording Date: February 29, 2008  
Auditor's No.: 200802290010, records of Skagit County, Washington

Recording Date: May 5, 2009  
Auditor's No.: 200905050047, records of Skagit County, Washington

Recording Date: May 25, 2011  
Auditor's No.: 201105250120, records of Skagit County, Washington

Recording Date: May 31, 2013  
Auditor's No.: 201305310138, records of Skagit County, Washington

Recording Date: June 23, 2015  
Auditor's No.: 201506230053, records of Skagit County, Washington

Recording Date: July 20, 2016  
Auditor's No.: 201607200052, records of Skagit County, Washington

Recording Date: September 5, 2017  
Auditor's No.: 201709050133, records of Skagit County, Washington

Recording Date: August 16, 2018  
Auditor's No.: 201808160044, records of Skagit County, Washington

Recording Date: June 17, 2021  
Auditor's No.: 202106170048, records of Skagit County, Washington

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
Recorded: June 27, 1969 and August 7, 1990  
Recording No.: 728259  
Recording No.: 9008070009  
records of Skagit County, Washington  
Imposed By: Shelter Bay Community, Inc.

**EXHIBIT "A"**Exceptions  
(continued)

5. Record of Survey  
Recording Date: March 5, 1990  
Recording No.: 9003050043
6. Agreement, including the terms and conditions thereof; entered into;  
By: Shelter Bay Community, Inc.  
And Between: Shelter Bay Community Division No. 1  
Recorded: February 26, 2009  
Recording No. 200902260127, records of Skagit County, Washington  
Providing: Special Assessments
7. Assessments, if any, levied by Shelter Bay Company.
8. Assessments, if any, levied by Shelter Bay Community, Inc..
9. City, county or local improvement district assessments, if any.

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 November 19, 2021  
between Jack A Jensen and Karen N Jensen, trustees Jack A Jensen and Karen N Jensen revocable living trust ("Buyer")  
and Thomas A Sigmond ("Seller")  
concerning 821 Shoshone 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.

Authenticity  
Jack A Jensen 11/19/21  
Buyer Date  
Authenticity  
Karen N Jensen 11/19/21  
Buyer Date

Thomas A Sigmond 10-1-2021  
Seller Date  
Sigmond 10-1-2021  
Seller Date