



202112080120

12/08/2021 02:07 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

When recorded return to:

Lucia Joy Baca
699 Wasco Place
La Conner, WA 98257

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049943

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-5614
DEC 08 2021

Amount Paid \$ 3249.80
Skagit Co. Treasurer
By JLB Deputy

CHICAGO TITLE
620049943

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gordon James and Rebecca James, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Lucia Joy Baca, Trustee of the Lucia Joy Baca Revocable Trust, Dated June 23rd, 2009

The following described real estate, situated in the County of Skagit, State of Washington
Tax Parcel Number(s): P129407 / 5100-004-699-0000, S3302020357

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

MEMORANDUM OF LEASE AND THE TERMS AND PROVISIONS THEREOF:

Lessor: Shelter Bay Company, a Washington Corporation

Lessee: N.W. Buethel and Ruth M. Buethel, husband and wife

Dated: March 28, 1973

Recorded: May 18, 1978

Auditor's No.: 879762

Assignment of Leasehold Estate and the terms, provisions and conditions thereof:

Recorded: December 8, 2021

Auditors No.: 202112080119

Lot 699, "SURVEY OF SHELTER BAY DIVISION 4, Tribal and Allotted 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.

STATUTORY WARRANTY DEED
(continued)

Situating in Skagit County, Washington.

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

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Dated: December 2, 2021Gordon James
Gordon JamesRebecca James
Rebecca JamesState of Washington
county of Skagit

I certify that I know or have satisfactory evidence that

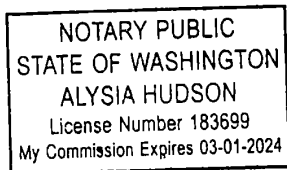
Gordon James and Rebecca James
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: December 06, 2021Alysia 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

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
 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.

EXHIBIT "A"

Exceptions
(continued)

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