



202112150104

12/15/2021 02:05 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor

When recorded return to:

James John Pethigal and Carolyn Rachel
Anderson
852 Kalispell Drive
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.: 620050185

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-5753
DEC 15 2021

Amount Paid \$ 4469.17
Skagit Co. Treasurer
By *kt* Deputy

CHICAGO TITLE
620050185

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark A. Edson, the Personal Representative of The Estate of Caroline A. Edson

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to James John Pethigal and Carolyn Rachel Anderson, a married
couple the following described real estate, situated in the County of Skagit, State of Washington:

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

Dated: June 6, 1977

Recorded: January 13, 1980

Auditor's No.: 8010130066, records of Skagit County, Washington

Lessor: Fidalgo, Inc., a Washington corporation

Lessee: Gordon Holbrook and Doloris Holbrook, husband and wife

Disclosed by: Memorandum of Lease

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

Recorded: December 15, 2021 Auditors No: 202112150103

Lot No. 852, "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.

Tax Parcel P129502 / 5100-005-852-0000, S3302020049
Number(s):

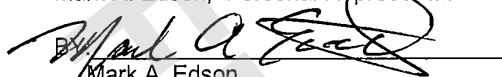
Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

Dated: 12/9/21

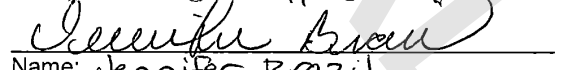
Mark A. Edson, Personal Representative of The Estate of Caroline A. Edson, deceased


Mark A. Edson
Personal Representative

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Mark A. Edson is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Personal Representative of Mark A. Edson, the Personal Representative of The Estate of Caroline A. Edson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 9, 2021


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

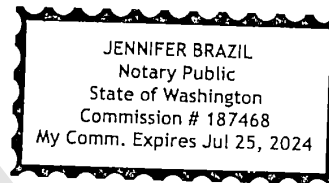


EXHIBIT "A"

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

EXHIBIT "A"Exceptions
(continued)

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

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

EXHIBIT "A"Exceptions
(continued)

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.
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

EXHIBIT "A"

Exceptions
(continued)

Recorded: February 26, 2009
Recording No. 200902260127, records of Skagit County, Washington
Providing: Special Assessments

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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:

Recording No: 200208020110

8. Assessments, if any, levied by Shelter Bay Company.
9. Assessments, if any, levied by Shelter Bay Community, Inc..
10. City, county or local improvement district assessments, if any.