



202201110097

01/11/2022 02:08 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

When recorded return to:
Roger Wills
West Coast Builders LLC
1613 S 10th St
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 11 2022 2022-114

Amount Paid \$ 7,125.00
Skagit Co. Treasurer
By *KD* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049546

CHICAGO TITLE
620049546

STATUTORY WARRANTY DEED

THE GRANTOR(S) Resource Transition Consultants, LLC A Washington Limited Liability Company as
General Receiver for Coakley Partners LLC

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to West Coast Builders LLC, a limited liability company

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

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

Dated: March 10, 1977
Recorded: April 1, 1977
Recording No.: 854604, records of Skagit County, Washington
Lessor: Shelter Bay Company, A Washington Corporation
Lessee: Fidalgo, Inc.
Disclosed by: Memorandum of Lease

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

Recorded: January 11, 2022

Auditors No.: 202201110095 3 202201110096

LOTS 830 AND 831 OF 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, UNDER AUDITOR'S FILE NO.
836134, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Tax Parcel Number(s): S3302010054/P129485/5100-005-830-0000,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 28, 2021

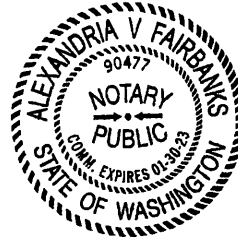
Resource Transition Consultants, LLC A Washington Limited Liability Company as General Receiver
for Coakley Partners LLCBY: [Signature]
Kevin Hanchett
Authorized SignerState of Washington
County of SnohomishThis record was acknowledged before me on January 7th, 2022
Kevin Hanchettas member of
Resource Transition Consultants, Receiver
Alexandria V Fairbanks
(Signature of notary public)Notary Public in and for the State of WA
Residing at: Mouree
My commission expires: 11/30/23

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
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 and June 17, 2021
Auditor's No.: 728259, Recording No.: 9008070009, and Recording No.: 202106170048
records of Skagit County, Washington
Imposed By: Shelter Bay Community, Inc.
5. 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

EXHIBIT "A"Exceptions
(continued)

Auditor's No. 200902260127, records of Skagit County, Washington
Providing: Special Assessments

6. Any question that may arise due to shifting or change in the course, boundaries or high water line of Puget Sound or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Puget Sound.
7. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
8. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Shelter Bay Company.
11. Assessments, if any, levied by Shelter Bay Community, Inc.