



202203010118

03/01/2022 02:04 PM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor

When recorded return to:  
James Cox and Emily J. Wulff  
272 Cowlitz Place  
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022-786  
MAR 01 2022

Amount Paid \$ 2581.00  
Skagit Co. Treasurer  
By JLB Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620050550

CHICAGO TITLE

6200 50550

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephen Edward Patricco, a married man, as his 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 Emily Wulff and James Cox, a married  
couple

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: July 2, 1975  
Recorded: May 26, 1982  
Recording No. 8205260024, records of Skagit County, Washington.  
Lessor: Shelter Bay Company, A Washington Corporation  
Lessee: Roy D. Cook and S. Evaughn, Husband and Wife  
Disclosed by: Memorandum Lease  
Term: For a period of time terminating on June 30, 2044

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

Recorded: March 1, 2022

Auditor's No.: 202203010117

Lot 272, REVISED MAP OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian  
Reservation as recorded March 17, 1970, in Volume 43 of Official Records, pages 833 through  
838, records of Skagit County, Washington.

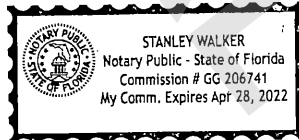
Situated in Skagit County, Washington.

Tax Parcel Number(s): P128844 / 5100-002-272-0000, ~~83402340009~~

53402350009

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: February <sup>25<sup>th</sup></sup> 24, 2022  
Stephen Edward PatriccoState of Florida  
County of EschschiaThis record was acknowledged before me on 2-25-2022 by  
Stephen Edward Patricco  
(Signature of notary public) Stanley WalkerNotary Public in and for the State of Florida  
Residing at: PENSACOLA FLORIDA  
My commission expires: 4-28-2022

# EXHIBIT "A"

## Exceptions

### 1. LEASE, INCLUDING TERMS AND CONDITIONS THEREOF:

Lessor: Swinomish Indian Tribal Community, Alvin Bobb, Cary Bobb, Margaret Cagey, Emily Joe, et al  
 Lessee: Indian Bay Company  
 For A Term Of: 25 years, together with an option to renew for an additional 25 year term  
 Dated: August 16, 1968  
 Recorded: April 8, 1969  
 Auditor's No.: 725143  
 (Said lease covers the subject property and other property)  
 The lessee's interest in said Lease is now held of record by Shelter Bay Company, a Washington corporation.

A supplement and amendment of said Lease, dated February 11, 1969, was recorded May 14, 1969, under Auditor's File No. 726476. Said amendment provides that the terms of said Lease shall be for 75 years beginning July 1, 1969, reference to the record is hereby made for full particulars.

### 2. 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: June 27, 1969  
 Recording No.: 728259

Modification(s) of said covenants, conditions and restrictions

Recording No.: 742573  
 Recording No.: 755472  
 Recording No.: 771237  
 Recording No.: 8706120004  
 Recording No.: 8907070110  
 Recording No.: 9107220051 being a re-recording of Recording No. 9005150058  
 Recording No.: 9107220050 being a re-recording of Recording No. 9105170025  
 Recording No.: 9205200023  
 Recording No.: 9205200024  
 Recording No.: 9205200025  
 Recording No.: 9406200066  
 Recording No.: 9505160046  
 Recording No.: 9605140103  
 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.: 200712180107  
 Recording No.: 200802290010  
 Recording No.: 200905050047  
 Recording No.: 201105250120  
 Recording No.: 201305310138  
 Recording No.: 201506230053  
 Recording No.: 201607200052  
 Recording No.: 201808160044  
 Recording No.: 202106170048

### 3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Gene Dunlap

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

Purpose: Ingress, egress, drainage and underground utilities  
Recording Date: March 17, 1970  
Recording No.: 737018

4. Terms and conditions contained in Shelter Bay Community, Inc. Resolution No. 07-17 as recorded December 18, 2007, under Auditor's File No. 200712180107
5. Dues, charges and assessments, if any, levied by Shelter Bay Company.
6. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc..
7. 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 January 14, 2022  
between James Cox Emily Wulff ("Buyer")  
Buyer Buyer  
and Stephen Edward Patricco ("Seller")  
Seller Seller  
concerning 272 Cowlitz Pl 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.

Authenticated  
James Cox 01/14/22  
Buyer Date  
Authenticated  
Emily Wulff 01/14/22  
Buyer Date

Authenticated  
Stephen Edward Patricco 01/01/2022  
Seller Date  
Authenticated  
\_\_\_\_\_  
Seller Date