

202203160078  
03/16/2022 02:09 PM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor

When recorded return to:  
Duncan H. McCallie and Janice M. McCallie  
1004 Commercial Ave, PBM1002  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2022-1041  
MAR 16 2022

Amount Paid \$469-  
Skagit Co. Treasurer  
By Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
6200 50888

Escrow No.: 620050888

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Xin Zhou and Christopher Shane Strickland, 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 Duncan H. McCallie and Janice M. McCallie, 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: April 15, 1976  
Recorded: December 23, 1998  
Auditor's File No.: 8812230023  
Lessor: Shelter Bay Company, a Washington Corporation  
Lessee: Alfred C Nelson and Anne J Nelson, husband and wife

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

Recorded: March 16, 2022

Auditor's No.: 202203160071

LOT 669, 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, PAGE 627 THROUGH 631, UNDER AUDITOR'S  
FILE NO. 740962, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

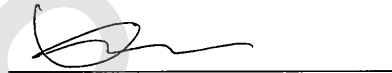
Tax Parcel Number(s): P6891 / 5100-004-669-0000

Subject to:

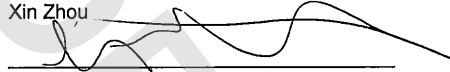
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

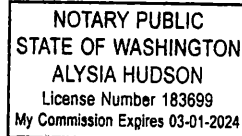
Dated: March 14, 2022



Xin Zhou



Christopher Shane Strickland

State of Washington  
County of SkaagitThis record was acknowledged before me on 03.14.2022 by  
Xin Zhou and Christopher Shane Strickland  
(Signature of notary public)Notary Public in and for the State of Washington  
Residing at: Arlington  
My commission expires 03.01.2024

# EXHIBIT "A"

## Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof;

Dated: July 31, 1969  
 Recording Date: August 11, 1969  
 Recording No.: 729786  
 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

Modification(s) of said covenants, conditions and restrictions

Recording Nos.: 771239, 8706120006, 8907070110, 9107220050 (re-record of 9105170025), 9107220051 (re-record of 9005150058), 9205200023, 9205200024, 9205200025, 9406200066, 9505160046, 9605140103, 9705140180, 9805070092, 9905070119, 200005100092, 200005100093, 200105090101, 200205160173, 200501280090, 200505190051 and 200505190052, 200802290010, 200905050047, 201105250120, 201305310138, 201506230053, 201607200052, 201808160044 and 202106170048 .

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument:

Recording Dates: July 8, 1970 and May 16, 1995  
 Recording Nos.: 740963 and 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. Water rights, claims or title to water within the boundaries of the Swinomish Indian Reservation.
7. Restrictions, including any restraint against alienation, as contained in the deed or the federal patent and the act authorizing the issuance thereof, under which title is vested.
8. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
9. The Swinomish Tribe does not impose taxes on unimproved leased trust land. At this time there is no tax account available for this property.

**EXHIBIT "A"**

Exceptions  
(continued)

10. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: April 15, 1976  
Lessor: The Shelter Bay Company, a Washington corporation  
Lessee: Alfred C. Nelson and Anne J. Nelson, husband and wife  
Recording Date: December 23, 1988  
Recording No.: 8812230023

The Lessee's interest was assigned by successive instruments, the last of which was:

Recorded: July 16, 2021  
Recording No.: 202107160176  
Lessee: Xin Zhou and Christopher Shane Strickland, a married couple

11. Any defect in or invalidity of, or any matters relating to the leasehold estate described in Schedule A which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Schedule A.
12. Terms, covenants, conditions, and provisions of the lease referred to hereof, and the effect of any failure to comply with the terms covenants, conditions and provisions thereof.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by Shelter Bay Company.
15. Assessments, if any, levied by Shelter Bay Community, Inc.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 18, 2022  
between Duncan H McCallie Janice M McCallie ("Buyer")  
Buyer Buyer  
and Xin Zhou Christopher Shane Strickland ("Seller")  
Seller Seller  
concerning 669 Muckleshoot Circle 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.

Authentisign  
Duncan H McCallie 02/18/2022  
Buyer Date  
Authentisign  
Janice M McCallie 02/18/2022  
Buyer Date

Authentisign  
Xin Zhou 02/18/22  
Seller Date  
Authentisign  
Christopher Shane Strickland 02/18/22  
Seller Date