



202204050072

04/05/2022 01:46 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor

When recorded return to:
Brian Foster Phelps
Granite Property Investments LLC
4707 Fir Tree Way
Bellingham, WA 98229

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 05 2022 20221388

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049967

Amount Paid \$1093.00
Skagit Co. Treasurer
By KU Deputy

CHICAGO TITLE

620049967

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raymond Carignan, who acquired title as Raymond Carignan, a single manfor and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Granite Property Investments LLC, a Washington limited liability company 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:

Lessor: Shelter Bay Company, a Washington corporation
Lesee: Steve A. Erdmann and Elma L. Erdmann, husband and wife
Dated: June 5, 1970
Recorded: April 4, 1974
Recording No: 798853

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

Recorded: April 5, 2022 Auditors No: 202204050071

Lot 544, Survey of Shelter Bay, Division No. 3, Tribal Allotted Lands of Swinomish Indian Reservation, as recorded in Volume 43 of Official Records, pages 839 through 842, under Recording No. 737014, and amendment thereto recorded in Volume 66 of Official Records, page 462, under Recording No. 753731, records of Skagit County, Washington.
Situat in the County of Skagit, State of Washington.

Tax Number(s): P99202 / 5100-003-544-0000

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

STATUTORY WARRANTY DEED

(continued)

Dated: 4-1-22

[Signature]
Raymond Carignan

State of Washington
County of Skagit

This record was acknowledged before me on 4-1-2022 by Raymond Carignan.

[Signature]
(Signature of notary public)

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

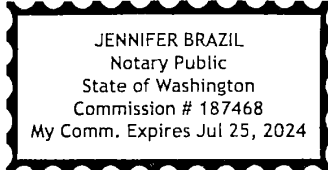


EXHIBIT "A"

Exceptions

1. 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 Shelter Bay, Division No. 3:

Recording No: 737014

Amended by instrument recorded under Recording No. 753731

2. Lease, including the terms and conditions thereof, and any failure to comply with the terms, covenants, conditions, and provisions;

Dated: August 16, 1968
Recording Date: April 8, 1969
Recording No.: 725143
Lessor: The Swinomish Indian Tribal Community, et al
Lessee: Indian Bay Company, now Shelter Bay Company
Affects: Said premises and other property

SUPPLEMENTED and AMENDED by instrument:

Recording Date: May 14, 1969
Recording No.: 726476

As amended, the Leasehold term is 75 years from July 1, 1969.

3. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof, and the effect of any failure to comply with the terms covenants, conditions and provisions thereof.
4. 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.
5. 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, 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 in the document

Recording Date: June 27, 1969
Recording No.: 737015

EXHIBIT "A"Exceptions
(continued)

Executed by: Shelter Bay Company, a Washington corporation

AMENDED by instruments:

Recording No.: 742574
Recording No.: 771238
Recording No.: 8706120005
Recording No.: 8907070110
Recording No.: 9005150058
Recording No.: 9105170025
Recording No.: 9107220050
Recording No.: 9107220051
Recording No.: 9205200023
Recording No.: 9205200024
Recording No.: 9205200025
Recording No.: 9505160046
Recording No.: 9605140103
Recording No.: 9705140180
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.: 200905050046
Recording No.: 200905050047
Recording No.: 201105250120
Recording No.: 201305310138
Recording No.: 201506230053
Recording No.: 201607200052
Recording No.: 201808160044
Recording No.: 202106170048

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

Recording Date: June 27, 1969
Recording No.: 737015
Imposed By: Shelter Bay Community, Inc.

AMENDED by instrument(s):

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 9505160046
Recording No.: 9805070092

7. Agreement, including the terms and conditions thereof;

Between: Shelter Bay Community, Inc. and Shelter Bay Community Division No. 1
Recording Date: February 26, 2009
Recording No.: 200902260127
Providing: Special Assessments
8. The Swinomish Tribe does not impose taxes on unimproved leased trust land. At this time there is no tax account available for this property.
9. City, county or local improvement district assessments, if any.
10. Dues, charges and assessments, if any, levied by Shelter Bay Company.
11. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.

