

**When recorded return to:**

Roberta Mae Fontenot and Wesley John Fontenot  
420 Greenwood Drive  
La Place, LA 70068

Chicago title  
620049778

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

2022 1586  
APR 15 2022

Amount Paid \$ 2563.40  
Skagit Co. Treasurer  
By LT Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620049778



**202204150106**

04/15/2022 04:00 PM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Daniel Bush and Antonia Elliott-Bush, 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 Roberta Mae Fontenot and Wesley John Fontenot, 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: November 5, 1970  
Recorded: November 9, 1970  
Recording No. 745534, records of Skagit County, Washington  
Lessor: Shelter Bay Company, a Washington Corporation  
Lessee: Riley T Brown and Laura B Brown, husband and wife  
Disclosed by: Memorandum of Lease  
Term: For a period of time terminating on June 30, 2044

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

Recorded: April 15, 2022

Auditor's No.: 202204150105

LOT 623, "SURVEY OF SHELTER BAY DIV. 4, TRIBAL AND ALLOTTED LANDS OF SWINOMISH INDIAN RESERVATION," ACCORDING TO THE SURVEY RECORDED JULY 8, 1970, IN VOLUME 48 OF OFFICIAL RECORDS, PAGE(S) 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.)

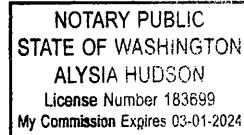
Tax Parcel Number(s): P129360 / 5100-004-623-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 25, 2022

  
Daniel Bush  
Antonia Elliott BushState of Washington  
County of SkagitThis record was acknowledged before me on April 5, 2022 by  
Daniel Bush and Antonia Elliott Bush  
(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  
 Recorded: August 11, 1969  
 Recording No.: 729786, records of Skagit County, Washington  
 Lessor: The Swinomish Indian Tribal Community, et al  
 Lessee: Shelter Bay Company, a Washington corporation  
 Affects: Said premises and other property

2. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof.
3. 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.
4. 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

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, 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 No.: 771239  
 Recording No.: 8706120006  
 Recording No.: 8907070110  
 Recording No.: 9107220050 (re-record of Recording No. 9105170025)  
 Recording No.: 9107220051 (re-record of Recording No. 9005150058)  
 Recording No.: 9205200023  
 Recording No.: 9205200024  
 Recording No.: 9205200025  
 Recording No.: 9406200066  
 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.: 200802290010  
 Recording No.: 200905050047  
 Recording No.: 201105250120  
 Recording No.: 201305310138  
 Recording No.: 201506230053  
 Recording No.: 201607200052  
 Recording No.: 201808160044  
 Recording No.: 202106170048

**EXHIBIT "A"**

Exceptions  
(continued)

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument:
- Recorded: July 8, 1970 and May 16, 1995  
Recording No.: 740963  
Recording No.: 9505160046  
Imposed By: Shelter Bay Community, Inc.
7. 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
8. City, county or local improvement district assessments, if any.
9. Dues, charges and assessments, if any, levied by Shelter Bay Company.
10. Dues, charges, and 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**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated \_\_\_\_\_  
between \_\_\_\_\_ ("Buyer")  
and \_\_\_\_\_ ("Seller")  
concerning **623 Nehalem Ln** **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  
*Roberta Fontenot* 03/08/2022  
Buyer Date

Authentisign  
*Wesley Fontenot* 03/08/2022  
Buyer Date

Authentisign  
*Daniel Bush* 11/16/2021  
Seller 2:38:06 PM PST Date

Authentisign  
*Antonia Elliott Bush* 11/16/2021  
Seller 2:50:52 PM PST Date