

202206030112
08/03/2022 04:03 PM Pages: 1 of 17 Fees: \$219.50
Skagit County Auditor

When recorded return to:
Joseph Anthony Gogal and Heidi Marie Gogal
14805 26th Ave SE
Mill Creek, WA 98012

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 2334
JUN 03 2022

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051505

Amount Paid \$ 4133 -
Skagit Co. Treasurer
By [Signature] Deputy

CHICAGO TITLE

620051505

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carl William Kosanke , a single person, as to an undivided one-fifth share as tenants in common and Thomas Edward Kosanke , married as his separate estate, as to an undivided one-fifth share as tenants in common and Catherine Mary Pitts , married as her separate estate, as to an undivided one-fifth share as tenants in common and Thomas Edward Kosanke, executor of the estate of Gregory L Kosanke , as to an undivided one-fifth share as tenants in common and Mckenna Stewart , a single person, as to an undivided one-fifth share as tenants in common and Kendall Stewart , a single person, as to an undivided one-fifth share as tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Joseph Anthony Gogal and Heidi Marie Gogal, a married couple

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

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

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

Lot(s): 861, Shelter Bay Div. 5

Tax Parcel Number(s): S3302020058 / P129511 / 5100-005-861-0000

Dated: September 23, 1977

Recorded: September 26, 1977

Recording No.: 865463, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Paul A. Mathews and L. Vanita Mathews, husband and wife

Disclosed by: Memorandum of Lease

Assignment of leasehold estate and the terms provisions and conditions thereof;

Recorded: June 3 2022
Auditor's No.: 202206030111

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 25, 2022

Carl William Kosanke

Thomas Edward Kosanke

Catherine Mary Pitts

Thomas Edward Kosanke, executor of the estate of Gregory L. Kosanke

BY: _____

Thomas Edward Kosanke
Executor

Mckenna Stewart



Kendall Stewart

STATUTORY WARRANTY DEED
(continued)

Dated: May 25, 2022

Carl William Kosanke

Thomas Edward Kosanke

Catherine Mary Pitts

Thomas Edward Kosanke, executor of the estate of Gregory L. Kosanke

BY: _____
Thomas Edward Kosanke
Executor

Mckenna Stewart

Kendall Stewart

STATUTORY WARRANTY DEED
(continued)

24
CWJZ
Dated: May 23, 2022

(CW) 

Carl William Kosanke

Thomas Edward Kosanke

Catherine Mary Pitts

Thomas Edward Kosanke, executor of the estate of Gregory L. Kosanke

BY: _____
Thomas Edward Kosanke
Executor

Mckenna Stewart

Kendall Stewart

STATUTORY WARRANTY DEED
(continued)

Dated: May 25, 2022

Carl William Kosanke

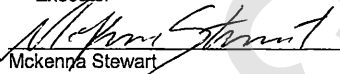
Thomas Edward Kosanke

Catherine Mary Pitts

Thomas Edward Kosanke, executor of the estate of Gregory L. Kosanke

BY: _____

Thomas Edward Kosanke
Executor



McKenna Stewart

Kendall Stewart

STATUTORY WARRANTY DEED
(continued)

Dated: May 25, 2022

Carl William Kosanke

Thomas Edward Kosanke

Catherine Mary Pitts

Catherine Mary Pitts

Thomas Edward Kosanke, executor of the estate of Gregory L. Kosanke

BY: _____
Thomas Edward Kosanke
Executor

Mckenna Stewart

Kendall Stewart

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of Idaho
County of Ada

This record was acknowledged before me on 5-27-22 by Mckenna Stewart.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Idaho
My commission expires: 3-5-26



CLEAR

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Luis Obispo)
On May 25, 2022 before me, Bryan Philip Hutchens
Date Here Insert Name and Title of the Officer
Personally appeared Thomas Edward Kosanke
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document _____ Document Date _____

Number of Pages _____ Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name _____ Signer's Name _____
 Corporate Officer—Title(s) _____ Corporate Officer—Title(s) _____
 Partner Limited General Partner Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other _____ Other _____

Signer Is Representing _____ Signer Is Representing _____

CLEAR

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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County of San Luis Obispo)
On May 25, 2022 before me, Bryan Philip Hutchens Notary Public
Date Here Insert Name and Title of the Officer
Personally appeared Thomas Edward Kosanke
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document _____ Document Date _____
Number of Pages _____ Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

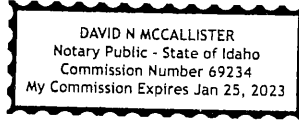
Signer's Name _____ Signer's Name _____
 Corporate Officer—Title(s) _____ Corporate Officer—Title(s) _____
 Partner Limited General Partner Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other _____ Other _____
Signer Is Representing _____ Signer Is Representing _____

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of Idaho
County of Canyon

This record was acknowledged before me on 5-29-2022 by Kendall Stewart.


David N McCallister
(Signature of notary public)
Notary Public in and for the State of Idaho
My commission expires: Jan 25-2023

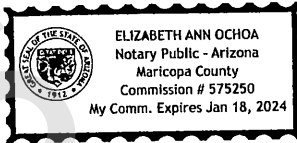


ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of Arizona
County of maricopa

This record was acknowledged before me on 5-26-2022 by Carl William Kosanke.

 Elizabeth Ann Ochoa
(Signature of notary public) Elizabeth Ann Ochoa
Notary Public in and for the State of Arizona
My commission expires: 1-18-2024



ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of Montana
County of Flathead

This record was acknowledged before me on May 26, 2022 by Catherine Mary Pitts.

Rita K. Hanson
(Signature of notary public)
Notary Public in and for the State of Montana
My commission expires: 9/9/2023

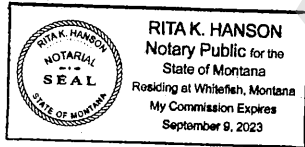


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): S3302020058 / P129511 / 5100-005-861-0000

Lot No. 861, "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, inclusive, records of Skagit County, Washington, under Auditor's File No. 836134.

Situate in Skagit County, Washington.

EXHIBIT "B"
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 "B"

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

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

EXHIBIT "B"

Exceptions
(continued)

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
Recording No. 200902260127, records of Skagit County, Washington
Providing: Special Assessments
6. 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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 5, 2022
between Joseph Anthony Gogal Heidi Marie Gogal ("Buyer")
Buyer Buyer
and Estate of Robert L Bibeau ("Seller")
Seller Seller
concerning 861 Kalispell Dr 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.

Joseph Anthony Gogal 05-05-2022
Buyer Date

Thomas E. Kuranke PR 05-05-2022
Seller Date

Heidi Marie Gogal 05-05-2022
Buyer Date

[Signature] 5/29/22
Seller Date