

POOR ORIGINAL

202206100096

06/10/2022 02:26 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

When recorded return to:
Fred Dahl, Jr.
155 Nootka Place
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2022 2421
JUN 10 2022

Amount Paid \$ 6254.60
By Skagit Co. Treasurer Deputy
LT

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051835

CHICAGO TITLE

620051835

STATUTORY WARRANTY DEED

THE GRANTOR(S) Terrence Green and Caryelee Green, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Fred Dahl, Jr., an unmarried person and Irene K. Howell, an unmarried person

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:

Dated: August 1, 1975

Recorded: July 20, 1978

Recording No.: 883918

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Dean Moburg and Karen M. Moburg, husband and wife

Disclosed by: Memorandum of Lease

Recorded: June 10, 2022 Auditors No.: 202206100095

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

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

LT 155, SHELTER BAY DIV. 2

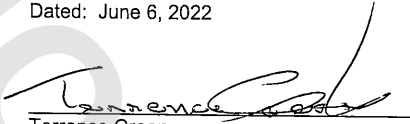
Tax Parcel Number(s): P129024 / 5100-002-155-0000 / S3402360038


Subject to:

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


STATUTORY WARRANTY DEED
(continued)

Dated: June 6, 2022


Terrence Green


Carylee Green

State of Washington
County of SkaagitThis record was acknowledged before me on 06/08/2022 by Terrence Green and Carylee Green.


(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2023

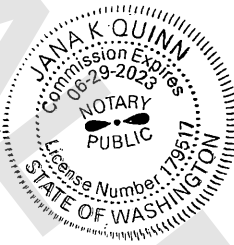


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129024 / 5100-002-155-0000 / S3402360038

Lot No. 155, Survey of Shelter Bay Division No. 2, as recorded June 27, 1969 in official records of Skagit County, Washington, under Auditor's File No. 728258 .

TOGETHER WITH the following described parcel:

Beginning at the South corner of Lot 155;
Thence South 34° 30'00" East to the intersection with the line of mean high tide;
Thence Northeasterly and Northwesterly along the line of mean high tide to the intersection with a line projected North 77°00'00" East from the Northern most corner of Lot 155;
Thence South 77°00'00" West to the Northern most corner of Lot 155;
Thence South 34°30'00" East a distance of 60.00 feet;
Thence South 47°19'27" West a distance of 103.37 feet to the Point of Beginning .

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

1. Lease, and the 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
 Recording 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 Recording 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

EXHIBIT "B"Exceptions
(continued)

document:

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

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

Purpose: Agreement for Dock Easement
Recording Date: June 17, 1981
Recording No.: 8106170032

The Lessee's interest was assigned by successive instruments, the last of which was recorded under recording number 201507150112 .

5. Terms and conditions contained in Shelter Bay Community, Inc. Resolution No. 07-17 as recorded December 18, 2007, under recording number 200712180107
6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Shelter Bay Company.
9. Assessments, if any, levied by Shelter Bay Community, Inc..