

When recorded return to:

Michael C. Hoover and Sharon A. Hoover, Trustees
of the Michael and Sharon Hoover Revocable
Trust, dated April 20, 2016
P.O. Box 4
Terrebonne, OR 97760



202207150114

07/15/2022 02:38 PM Pages: 1 of 8 Fees: \$210.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 2927
JUL 15 2022

Amount Paid \$ 2041.80
Skagit Co. Treasurer
By KO Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620051877

CHICAGO TITLE

620051877

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jacqueline J. Brown, married as her separate property and Kellie J. Passaretti, An Unmarried Person, As Joint Tenants with Rights of Survivorship for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael C. Hoover and Sharon A. Hoover, Trustees of the Michael and Sharon Hoover Revocable Trust, dated April 20, 2016 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:

MEMORANDUM OF LEASE FROM:

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Fidalgo, Inc., a Washington corporation

Term: For a period of time terminating on June 30, 2044

Recorded: May 29, 1973

Auditor's No.: 785690

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

Recorded: JULY 15, 2022

Auditors No: 202207150113

Condominium Unit R-107, SHELTER BAY CONDOMINIUMS LOT ONE, according to Declaration thereof recorded May 15, 1973, under Auditor's File No. 785023, records of Skagit County, Washington; being a portion of Tract C of Survey of Shelter Bay Division No. 3, according to the map thereof on file in the Office of the Auditor of Skagit County, Washington, and recorded under Auditor's File No. 737014, records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.

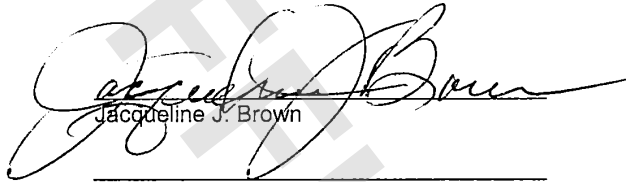
Tax Parcel Number(s): P129663 / 5100-003-107-0000, S3302020168

STATUTORY WARRANTY DEED (continued)

Subject to:

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

Dated: June 21, 2022

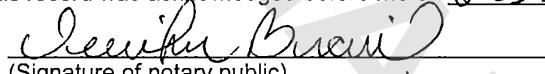

Jacqueline J. Brown

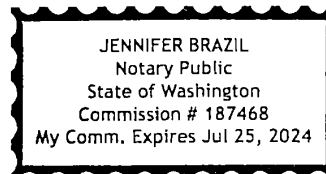
Kellie J. Passaretti

State of Washington

County of Skagit

This record was acknowledged before me on 6-23-2022 by Jacqueline J. Brown.


(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024



State of _____

County of _____

This record was acknowledged before me on _____ by Kellie J. Passaretti.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

STATUTORY WARRANTY DEED

(continued)

Subject to:

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

Dated: June 21, 2022

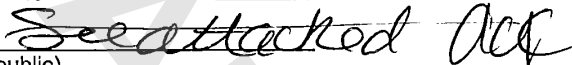
Jacqueline J. Brown

Kellie J. Passaretti

State of _____

County of _____

This record was acknowledged before me on _____ by Jacqueline J. Brown.




(Signature of notary public)

Notary Public in and for the State of _____

My commission expires: _____

State of _____

County of _____

This record was acknowledged before me on  by Kellie J. Passaretti._____
(Signature of notary public)

Notary Public in and for the State of _____

My commission expires: _____

ACKNOWLEDGMENT

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 Orange

On June 22, 2022 before me, Megan Conte, Notary Public
(insert name and title of the officer)

personally appeared Kellie J. Passaretti
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  (Seal)



EXHIBIT "A"

Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof;
 Dated: August 16, 1968
 Recorded: August 8, 1969
 Auditor's No.: 725143, records of Skagit County, Washington
 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:
 Recorded: May 14, 1969
 Auditor's No.: 726476, records of Skagit County, Washington

 As amended, the Leasehold term is 75 years from July 1, 1969.
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, encroachments, 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 Div. 3:

 Recording No: 737014
5. 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
 Recording No.: 737015, records of Skagit County, Washington
 Executed By: Shelter Bay Company, a Washington corporation

AMENDED by instrument:

Recording No.: 742573
 Recording No.: 755472
 Recording No.: 771237
 Recording No.: 8706120004
 Recording No.: 8907070110

EXHIBIT "A"Exceptions
(continued)

Recording No.: 9005150058
 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.: 200905050047
 Recording No.: 201105250120
 Recording No.: 201305310138
 Recording No.: 201506230053
 Recording No.: 201607200052
 Recording No.: 201808160044
 Recording No.: 202106170048

6. Terms, covenants, conditions, easements and restrictions and liability for assessments contained in Declaration of Condominium for said condominium;

Recorded: May 14, 1973

Recording No.: 785023, records of Skagit County, Washington

AMENDED by instrument(s):

Recording No.: 9507190056
 Recording No.: 9606070083
 Recording No.: 9607120009
 Recording No.: 200004180072
 Recording No.: 200006010055
 Recording No.: 200110050122
 Recording No.: 200110050123
 Recording No.: 200110050124
 Recording No.: 200506270201
 Recording No.: 201808050073
 Recording No.: 201908050073

EXHIBIT "A"Exceptions
(continued)

7. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: January 29, 1993
Recording No.: 9301290035, records of Skagit County, Washington
Imposed By: Shelter Bay Community, Inc.
9. 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.

AMENDED by instrument:

Recording No.: 9505160046
Recording No.: 9805070092
Recording No.: 202106170048
10. Agreement, including the terms, covenants and provisions thereof

Recording Date: March 14, 2008
Recording No.: 200803140006
11. Assessments, if any, levied by Swinomish Indian Tribal Community.
12. Assessments, if any, levied by Shelter Bay Company.
13. Assessments, if any, levied by Shelter Bay Community Association.
14. Assessments, if any, levied by Fidalgo Homeowners Association.
15. 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**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 31, 2022
between Michael C Hoover Jazz Hoover ("Buyer")
Buyer Buyer
and Jacqueline J Brown Kellie J Passaretti ("Seller")
Seller Seller
concerning 107 Shelter Bay Drive 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.

Authenticated
Mike Hoover 05/31/2022
Buyer Date

Authenticated
Jazz Hoover 05/31/2022
Buyer Date

Authenticated
Jacqueline J Brown 06/01/22
Seller Date

Authenticated
Kellie J Passaretti 06/01/22
Seller Date