



202207200016

07/20/2022 09:23 AM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

WHEN RECORDED RETURN TO:

William Rollins and Carol Rollins
1621 E Lester St
Tucson, AZ 85719

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20222973
JUL 20 2022

Amount \$2801.80
By Skagit Co Treasurer
KO Deputy

GNW-22-15974

STG-470340

Escrow Number: 01348-47636

Filed for Record at Request of: Premier Title of Island County

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Charles V. Monninger . a married man as his separate estate** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **William Rollins and Carol Rollins, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

A Leasehold Estate, as created by the instrument herein referred to as the Memorandum of Lease, the Terms and provisions thereof:

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Edsel E. Peacock and Gwendolyn H. Peacock, husband and wife

Dated: March 23, 1973

Auditor's No.: 796252

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

Recorded Date: July 20, 2022 Auditors File No. 202207200014

The property may be subject to the Skagit County Right to Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, Which states:

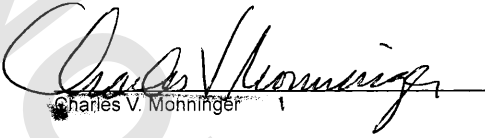
This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or 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.

Abbreviated Legal: (Required if full legal not inserted above.)
Lot 195, SHELTER BAY DIV. 2

Tax Parcel Number(s): P129060 and S3302020041

Dated: July, 15, 2022


Charles V. Monninger

State of Washington
County of Island

This record was acknowledged before me on 15 day of July, 2022 by Charles V. Monninger.



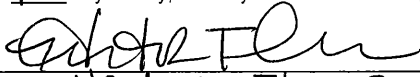

Printed name: Heather Flowers
Notary Public
My commission expires: 05/18/2025

EXHIBIT "A"
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

A Leasehold interest in the following described property:

Lot 195, "REVISED MAP OF SURVEY OF SHELTER BAY DIVISION NO. 2, Tribal and Allotted Lands of Swinomish Indian Reservation", as recorded in Volume 43 of Official Records, page 833, records of Skagit County, Washington, and revised by survey recorded March 17, 1970 under Auditor's File No. 737013.

TOGETHER with the following described parcel:

Beginning at the Southerly corner of Lot 195; thence South 49°37'30" West to the intersection with the line of mean high tide; thence Northwesterly and then Northerly along the line of mean high tide to the intersection with a line projected North 88°56'25" West from the Northwest corner of Lot 195; thence South 88°56'25" East to the Northwest corner of Lot 195; thence south 17°20'58" West a distance of 60.00 feet; thence South 40°22'30" East a distance of 60.00 feet to the point of beginning.

TOGETHER WITH a non-exclusive interest in an unrecorded "Dock Easement" as disclosed by Short Form thereof, recorded March 26, 1973 as Skagit County Auditor's File No. 782391, as it pertains to said Tract 195.