



202208090106

08/09/2022 03:58 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

When recorded return to:

Jerome Murphy, Trustee  
Murphy Family Living Trust  
324 Shelter Bay Drive  
La Conner, WA 98257

Land Title and Escrow  
206095-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20223279  
AUG 09 2022

Amount Paid \$ 2617.80  
Skagit Co. Treasurer  
By *LT* Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) **Claudia J. Young, unmarried as her separate property** for and in consideration of **THREE HUNDRED SIXTY FOUR THOUSAND AND 00/100 Dollars (\$364,000.00)** in hand paid, conveys, and warrants to **Jerome Murphy, Trustee of Murphy Family Living Trust, dated December 20, 1995** the following described real estate, situated in the County Skagit, State of Washington:

Leasehold estate affects the following land created by the instrument herein referred to as the Lease which is identified as follows:

Dated: July 1, 1976

Recorded: March 31, 1983

Auditor's File No.: 8303310076, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Eric A. Hamburg and Nokkaw Hamburg, husband and wife

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

Recorded August 9, 2022 Auditor's File No. 202208090105

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

Lot 324, Shelter Bay 2

Tax Parcel Number(s): 5100-002-324-0000/P84321/S340235182

**For Full Legal See Attached "Exhibit A"**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated: August 5, 2022

(attached to Statutory Warranty Deed)

Claudia J. Young  
Claudia J. Young

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 9<sup>th</sup> day of August, 2022 by Claudia J. Young.

Naomi R. Stanfill  
Signature

Notary  
Title

My commission expires: 03-17-26

NAOMI R STANFILL  
Notary Public  
State of Washington  
License Number 201173  
My Commission Expires  
March 17, 2026

**Exhibit A**

A leasehold interest in the following property:

Lot 324, "REVISED MAP OF SURVEY OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservation," as recorded in Volume 43 of Official Records, page 833, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.