



**202208310103**

08/31/2022 01:51 PM Pages: 1 of 6 Fees: \$208.50  
Skagit County Auditor

**When recorded return to:**

John G. Powers  
John G. Powers and Karin Powers, as Co-Trustees  
of the John G. and Karin Powers Revocable Living  
Trust, Dated August 14th, 2018  
470 Nez Perce Place  
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022 3004  
AUG 31 2022

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620052023

Amount Paid \$ 3046.60  
By Skagit Co. Treasurer  
KJ Deputy

CHICAGO TITLE

620052023

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David J. Taylor and Linda D. Taylor, a married couple for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to John G. Powers and Karin Powers, as Co-Trustees of the John G. and Karin Powers Revocable Living Trust, Dated August 14th, 2018 the following described real estate, situated in the County of Skagit, State of Washington:

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

Dated: August 28, 1971

Recorded: August 31, 1971

Auditor's No.: 757469 records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Florence B. St. John, a widow

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

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

Recorded: August 31, 2022 Auditors No: 202208310102

Lot 470, SURVEY OF SHELTER BAY, DIVISION NO. 3, Tribal Allotted Lands of Swinomish Indian Reservation, as recorded in Volume 43 of Official Records, pages 839 through 842, under Auditor's File No. 737014, and amendment thereto recorded in Volume 66 of Official Records, page 462, under Auditor's File No. 753731, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number S3302020148 / P129267 / 5100-003-470-0000

STATUTORY WARRANTY DEED  
(continued)

Subject to:

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

Dated: 8/26/2022

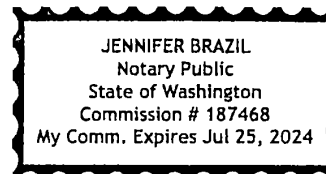
David J. Taylor  
David J. Taylor

Linda D. Taylor  
Linda D. Taylor

State of Washington  
County of Skagit

This record was acknowledged before me on 8-26-2022 by David J. Taylor and Linda D. Taylor.

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



**EXHIBIT "A"**

## Exceptions

1. 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 Survey of Shelter Bay, Division No. 3 in Volume 43, Pages 839 to 842:  
Recording No.: 737014  
Amendment of said plat recorded in Volume 66 of Plats, Page 462, recorded under recording No. 753731, records of Skagit County.
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, 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 in the document

Recording Date: June 27, 1969  
Recording No.: 737015  
Executed by: Shelter Bay Company, a Washington corporation

AMENDED by instrument:

Recording No.: 742574  
Recording No.: 771238  
Recording No.: 8706120005  
Recording No.: 8907070110  
Recording No.: 9005150058  
Recording No.: 9105170025  
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.: 200105090101  
Recording No.: 200205160173  
Recording No.: 200501280090

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No.: 200505190051  
 Recording No.: 200505190052  
 Recording No.: 200712180107  
 Recording No.: 200802290010  
 Recording No.: 200905050046  
 Recording No.: 200905050047  
 Recording No.: 201105250120  
 Recording No.: 201305310138  
 Recording No.: 201506230053  
 Recording No.: 201607200052  
 Recording No.: 201808160044  
 Recording No.: 202106170048

3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Recorded: June 27, 1969

Recording No.: 737015, records of Skagit County, Washington

Imposed By: Shelter Bay Community, Inc.

AMENDED by instrument(s):

Recorded: May 16, 1995 and May 7, 1998

Recording No.: 9505160046

Recording No.: 9805070092

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

Purpose: Ingress, egress, drainage and underground utilities over all private roads in said plat

Recording Date: March 17, 1970

Recording No.: 737018

5. ByLaws and Covenant and the terms and conditions thereof:

Recording Date: May 10, 2000

Recording No.: 200005100093

6. 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

Auditor's No. 200902260127, records of Skagit County, Washington

Providing: Special Assessments

7. Dues, charges and assessments, if any, levied by Shelter Bay Company.

**EXHIBIT "A"**

Exceptions  
(continued)

8. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.
9. 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 July 17, 2022

between Powers John and Karin Living Trust ("Buyer")  
Buyer Buyer  
and David Taylor Linda Taylor ("Seller")  
Seller Seller  
concerning 470 Nez Perce 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.

John Powers 07-18-2022  
Buyer Date

Karin Powers 07-18-2022  
Buyer Date

John and Karin Powers, Trustees of the  
John and Karin Powers Living Trust

David Taylor 18 July 2022  
Seller Date  
Linda Taylor 18 July 2022  
Seller Date