



202209010032

09/01/2022 10:30 AM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

WHEN RECORDED RETURN TO:

Ariah McKee and Emily McKee
52 Swinomish Drive
La Conner, WA 98257

SKAGIT COUNTY, WASHINGTON
REAL ESTATE EXCISE TAX

2022 3615
SEP 01 2022

Amount Paid \$ 2056.20
Skagit Co. Treasurer
By KO Deputy

Escrow Number: 01348-47796

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

GNW 22-16493

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Monica Leah Hocklander, an unmarried individual** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Ariah McKee and Emily McKee, 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: Duane Lemm and Alice Lemm, husband and wife

Dated: August 26, 1972

Recorded: August 29, 1972

Auditor's No.: 809564

ASSIGNMENT OF SUBLEASE BY SUCCESSIVE ASSIGNMENTS AND THE TERMS AND CONDITIONS THEREOF:

Recorded: 09/01/2022

Auditors File No. 202209010031

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 52, SHELTER BAY DIV. 2

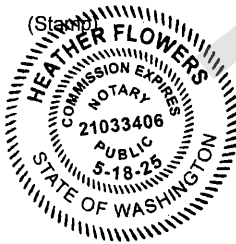
Tax Parcel Number(s): P128939 and S3402360053

Dated: August 31 2022

Monica Leah Hocklander
Monica Leah Hocklander

State of Washington
County of Skagit

This record was acknowledged before me on 31 day of August, 2022 by Monica Leah Hocklander.



Heather Flowers
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 52, REVISED MAP OF SURVEY OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservation, as recorded March 17, 1970, in Volume 43 of Official Records, pages 833 through 838, under Auditor's File No. 737013, records of Skagit County, Washington.