



202209290043

09/29/2022 11:45 AM Pages: 1 of 9 Fees: \$211.50  
Skagit County Auditor

**When recorded return to:**

James M. Greer  
177 Suquamish Way  
La Conner, WA 98257

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620052795

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022 3987  
SEP 29 2022

Amount Paid \$ 5645.00  
Skagit Co. Treasurer  
By LT Deputy

CHICAGO TITLE  
620052795

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joleen Anne Lastelic, an unmarried person, as her separate estate and Benedict J Cooley, as Executor of the Estate of John E. Lastelic

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to James M. Greer, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

The leasehold estate, as created by the instrument herein referred to as the Lease which is identified as follows:

Dated: June 2, 1969

Recorded: August 4, 1978

Auditor's No.: 884929, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Robert S. Traff and Astrid M. Traff, husband and wife

Disclosed by: Memorandum of Lease

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

Recorded: September 29, 2022 Auditors No: 202209290042

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

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

PTN OF LT 177, "REVISED MAP OF SURVEY OF SHELTER BAY DIV. 2, TRIBAL AND ALLOTTED LANDS OF SWINOMISH INDIAN RESERVATION"

Tax Parcel Number(s): P129045 / 5100-002-177-0000

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: September 26, 2022

Joleen Anne Lastelic

Estate of John E. Lastelic

BY: Benedict J. CooleyBenedict J. Cooley  
ExecutorState of WACounty of SkagitThis record was acknowledged before me on 9-27-22 by Joleen Anne Lastelic.

(Signature of notary public)

Notary Public in and for the State of \_\_\_\_\_

My appointment expires: \_\_\_\_\_

State of WACounty of SkagitThis record was acknowledged before me on 9-27-22 by Benedict J. Cooley as Executor of Estate of John E. Lastelic.

(Signature of notary public)

Notary Public in and for the State of WAMy appointment expires: 9-11-23

KYLE BEAM  
Notary Public  
State of Washington  
Commission # 210008  
My Comm. Expires Sep 11, 2023

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 26, 2022

Joleen Anne Lastelic  
Joleen Anne Lastelic

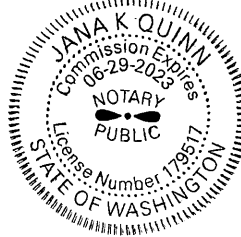
Estate of John E. Lastelic

BY: \_\_\_\_\_  
Benedict J. Cooley  
Executor

State of Washington  
County of Skagit

This record was acknowledged before me on September 28 2022 by Joleen Anne Lastelic.

Jana K Quinn  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 06/29/2023



State of \_\_\_\_\_

County of \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ by Benedict J. Cooley as Executor of Estate of John E. Lastelic.

\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P129045 / 5100-002-177-0000**

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LOT 177, "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;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 177;  
THENCE NORTH 49 DEG. 37'30" EAST TO THE LINE OF MEAN HIGH TIDE;  
THENCE NORTHWESTERLY ALONG THE LINE OF MEAN HIGH TIDE TO AN INTERSECTION WITH A LINE PROJECTED NORTH 49 DEG. 37' 30" EAST FROM THE MOST NORTHERLY CORNER OF LOT 177;  
THENCE SOUTH 49 DEG. 37' 30" WEST TO THE MOST NORTHERLY CORNER OF LOT 177,  
THENCE SOUTH 40 DEG. 22' 30" EAST A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**

## 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 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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.: 728259

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 19, 1970  
 Recording No.: 742573

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 16, 1971  
 Recording No.: 755472

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 18, 1972  
 Recording No.: 771237

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 12, 1987  
 Recording No.: 8706120004

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 7, 1989  
 Recording No.: 8907070110

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 15, 1990  
 Recording No.: 9005150058

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 22, 1991  
 Recording No.: 9107220051

**EXHIBIT "B"**Exceptions  
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 20, 1992  
Recording No.: 9205200023

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 20, 1992  
Recording No.: 9205200024

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 20, 1992  
Recording No.: 9205200025

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 16, 1995  
Recording No.: 9505160046

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 14, 1996  
Recording No.: 9605140103

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 14, 1997  
Recording No.: 9705140180

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 7, 1998  
Recording No.: 9805070092

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 7, 1999  
Recording No.: 9905070119

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 10, 2000  
Recording No.: 200005100092

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 10, 2000  
Recording No.: 200005100093

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 9, 2001  
Recording No.: 200105090101

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 16, 2002  
Recording No.: 200205160173

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 28, 2005  
Recording No.: 200501280090

Modification(s) of said covenants, conditions and restrictions

**EXHIBIT "B"**

Exceptions  
(continued)

Recording Date: May 19, 2005  
Recording No.: 200505190051

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 19, 2005  
Recording No.: 200505190052

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 18, 2007  
Recording No.: 200712180107

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 29, 2008  
Recording No.: 200802290010

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 5, 2009  
Recording No.: 200905050047

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 25, 2011  
Recording No.: 201105250120

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 31, 2013  
Recording No.: 201305310138

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 23, 2015  
Recording No.: 201506230053

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 20, 2016  
Recording No.: 201607200052

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 16, 2018  
Recording No.: 201808160044

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 17, 2021  
Recording No.: 202106170048

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Shelter Bay Community, Inc.  
Recording Date: June 27, 1969  
Recording No.: 728259

6. 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set

**EXHIBIT "B"**

Exceptions  
(continued)

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: May 5, 1993  
Recording No.: 9305050046

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: Gene Dunlap  
 Purpose: Ingress, egress, drainage, and underground utilities  
 Recording Date: March 17, 1970  
 Recording No.: 737018  
 Affects: All private roads within the plat of Survey of Shelter Bay, Div. 2, and other properties
8. 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 Revised Shelter Bay Division No. 2:  
 Recording No: 737013
9. Agreement, including the terms and conditions thereof; entered into;  
 By: Shelter Bay Community, Inc.  
 And Between: Shelter Bay Community Div. 1  
 Recorded: February 26, 2009  
 Auditor's No. 200902260127, records of Skagit County, Washington  
 Providing: Special assessments
10. Any failure to comply with terms and conditions contained in the instrument creating the easement described as  
 Purpose: Dock easement  
 Recording Date: May 23, 2002  
 Recording No.: 200205230161

Reference is hereby made to said document for full particulars.

Additional Assignment of Dock Easement, including the terms, covenants and provisions thereof;

Recording Date: November 4, 2002  
Recording No.: 200211040002

Recording Date: May 26, 2004  
Recording No.: 200405260051

Recording Date: April 13, 2018  
Recording No.: 201804130053

Recording Date: June 28, 2019  
Recording No.: 201906280110

Recording Date: August 21, 2019  
Recording No.: 201908210090

11. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.



**EXHIBIT "B"**

Exceptions  
(continued)

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.