



20221100057

11/10/2022 01:47 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

WHEN RECORDED RETURN TO:

Rene Marie Bowlin and Gregory Lawrence Bowlin
322 Shelter Bay Drive
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022-4515
NOV 10 2022

Amount Paid \$ 1847.80
By Skagit Co. Treasurer
JLB Deputy

Escrow Number: 01348-47972

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

GNW 22-15221

STATUTORY WARRANTY DEED

THE GRANTOR(S), **David M. Hannaford and Rebecca Hannaford, husband and wife** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Rene Marie Bowlin and Gregory Lawrence Bowlin, 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 herin referred to as MEMORANDUM OF LEASE AND THE TERMS AND PROVISIONS THEREOF:

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Arthur DeGroot and Marjorie DeGroot, husband and wife Dated: February 24, 1973

Recorded: February 26, 1973

Auditor's No.: 781065

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

Recorded: 11/10/2022

Auditors File No. 2022-11100057

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 322, SHELTER BAY DIV. 2

Tax Parcel Number(s): P129152 and S340235104

Dated: November 10th, 2022

David M. Hannaford
David M. Hannaford

Rebecca Hannaford
Rebecca Hannaford

State of Washington
County of ~~Island~~ Skaagit

This record was acknowledged before me on 10th day of November, 2022 by David M. Hannaford and Rebecca Hannaford.



Theresa Nelms
Printed name: THERESA NELMS
Notary Public
My commission expires: Feb 3 2024

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 322, "REVISED MAP OF SURVEY OF SHELTER BAY DIVISION 2, Tribal and Allotted Lands of Swinomish Indian Reservation", as recorded in Volume 43 of Official Records, Page 833, records of Skagit County, Washington