



202211180051

11/18/2022 11:33 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

When recorded return to:
Jennifer Lyn Fix
708 Shelter Bay Drive
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022-4052
NOV 18 2022

Amount Paid \$ 3269.00
By Skagit Co. Treasurer Deputy
UT

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052137

CHICAGO TITLE
620052137

STATUTORY WARRANTY DEED

THE GRANTOR(S) Celeste Hackman, as Personal Representative of the Estate of Gary Robert Johnson

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Jennifer Lyn Fix, an unmarried person

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

Lot 708, "SURVEY OF SHELTER BAY DIVISION 4, Tribal and Allotted Lands of Swinomish Indian Reservation," according to the Survey recorded July 8, 1970, in Volume 48 of Official Records, pages 627 through 631, under Auditor's File No. 740962, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P129412 / 5100-004-708-0000, S3302020203

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

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Glenn L. Byinton and Gladys L. Byington, husband and wife

Dated: July 1, 1975

Recorded: July 1, 1975

Recording No.: 819996

Note: A memorandum of said lease was also recorded under Recording No. 8409130012

Assignment of Leasehold Estate and the Terms, Provisions, and Conditions thereof:

Recorded: November 18, 2022
Auditor's No: 202211180050

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 14, 2022

Estate of Gary R. Johnson

BY: Celeste Hackman

Celeste Hackman

Personal Representative of the Estate of Gary R. Johnson

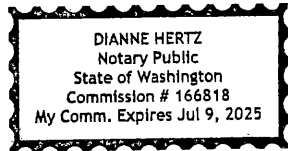
State of WashingtonCounty of PierceThis record was acknowledged before me on 11/15/2022 by Celeste Hackman as
Personal Representative of The Estate of Gary R. Johnson, deceased.Dianne Hertz
(Signature of notary public) Dianne Hertz
Notary Public in and for the State of Washington
My appointment expires: 7/9/2025

EXHIBIT "A"

Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof;
 Dated: July 31, 1969
 Recorded: August 11, 1969
 Recording No.: 729786, records of Skagit County, Washington
 Lessor: The Swinomish Indian Tribal Community, et al
 Lessee: Shelter Bay Company, a Washington corporation
 Affects: Said premises and other property
2. 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 Survey of Shelter Bay, Division No. 4 in Volume 48, Pages 627 through 631:

 Recording No: 740962
3. 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: July 8, 1970
 Recording No.: 740963

Modification(s) of said covenants, conditions and restrictions

Recording No.: 771239
 Recording No.: 8706120006
 Recording No.: 8907070110
 Recording No.: 9107220050 (re-record of Recording No. 9105170025)
 Recording No.: 9107220051 (re-record of Recording No. 9005150058)
 Recording No.: 9205200023
 Recording No.: 9205200024
 Recording No.: 9205200025
 Recording No.: 9406200066
 Recording No.: 9505160046
 Recording No.: 9605140103
 Recording No.: 9705140180
 Recording No.: 9805070092
 Recording No.: 9905070119
 Recording No.: 200005100092
 Recording No.: 200005100093
 Recording No.: 200105090101
 Recording No.: 200205160173
 Recording No.: 200501280090
 Recording No.: 200505190051
 Recording No.: 200505190052
 Recording No.: 200802290010
 Recording No.: 200905050047
 Recording No.: 201105250120
 Recording No.: 201305310138
 Recording No.: 201506230053
 Recording No.: 201607200052
 Recording No.: 201808160044
 Recording No.: 202106170048

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

Recorded: July 8, 1970 and May 16, 1995
 Recording No.: 740963

EXHIBIT "A"Exceptions
(continued)

Recording No.: 9505160046
Imposed By: Shelter Bay Community, Inc.

5. Agreement and the terms and conditions thereof:

Between: Shelter Bay Community, Inc. and Shelter Bay Community Division No. 2
Recording Date: February 26, 2009
Recording No.: 200902260127
Providing: Special Assessments

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

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

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 October 25, 2022
between Jennifer Lyn Fix ("Buyer")
Buyer
and Estate of Gary R Johnson ("Seller")
Seller
Celeste Hackman, Executor
Seller
concerning 708 Shelter Bay Drive 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.

Authenticating
Jennifer Fix 10/25/2022
Buyer Date

Celeste Hackman 11/15/2022
Celeste Hackman 10/26/2022
Seller Date

Buyer Date

Seller Date