

**When recorded return to:**  
Ray Nelson and Lisa Abram Nelson  
PO BOX 293  
Snoqualmie, WA 98065

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620053008

**CHICAGO TITLE**  
620053008

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Stewart C. Toshach, a married person as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Ray Nelson and Lisa Abram Nelson, Trustees of The Raymond F. Nelson and Lisa Abram Nelson Trust

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

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

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

LT 21, "SHELTER BAY DIV. 1"

Tax Parcel Number(s): P69101 / 3998-000-021-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224873

Dec 13 2022

Amount Paid \$8717.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 2, 2022

Stewart C. Toshach

Stewart C. Toshach

Ellen Bynum

Ellen Bynum

State of washington

County of skagit

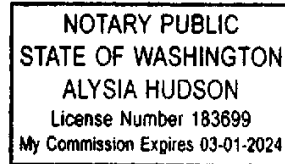
This record was acknowledged before me on December 12, 2022 by Stewart C. Toshach and Ellen Bynum.

Alysia Hudson

(Signature of notary public)

Notary Public in and for the State of washington

My appointment expires: 03/01/2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P69101 / 3998-000-021-0003**

---

LOT 21, "SHELTER BAY DIV. 1", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 80 AND 81, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 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 the Plat of Shelter Bay Div. 1:

Recording No: 730373

2. 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 Shelter Bay Div. 1

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

Purpose: sewer system  
Recording Date: August 26, 1969  
Recording No.: 730371

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: August 28, 1969  
Recording No.: 730374

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 19, 1969  
Recording No.: 742572

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 18, 1972  
Recording No.: 771236

**EXHIBIT "B"**

Exceptions  
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 12, 1987  
Recording No.: 8706120007

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: May 17, 1991  
Recording No.: 9105170025

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 22, 1991  
Recording No.: 9107220050

Modification(s) of said covenants, conditions and restrictions

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

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

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

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 28, 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

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

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. Liens and charges as set forth in the above mentioned declaration,  
Payable to: Shelter Bay Community, Inc.
6. Water rights, claims or title to water within the boundaries of the Swinomish Indian Reservation.
7. 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."
8. City, county or local improvement district assessments, if any.
9. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.



Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 10/27/2022  
between The Raymond F. Nelson And Lisa Abram Nelson Trust ("Buyer")  
Buyer Buyer  
and Stewart C. Toshach ("Seller")  
Seller Seller  
concerning 21 Makah Way 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.

DocuSigned by:  
Raymond Nelson 10/27/2022  
7ED99A308090C3  
Buyer Date

Stewart C. Toshach 10-28-22  
Seller Date

DocuSigned by:  
Lisa Abram Nelson 10/27/2022  
0A957CCAC1664EA  
Buyer Date

Seller Date