



202303130104

03/13/2023 03:34 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

When recorded return to:

Alicia Schwind and Kim Pedroza  
508 Colville Way  
La Conner, WA 98257  
208156-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023 5782  
MAR 13 2023

Amount Paid \$ 1734.60  
Skagit Co. Treasurer  
By LT Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) **Candice Tjersland, unmarried person**

for and in consideration of TWO HUNDRED TWENTY THOUSAND AND 00/100 Dollars  
(\$220,000.00)

in hand paid, conveys, and warrants to **Alicia Schwind, a married person as their separate property,**  
**and Kim Pedroza, a married person as their separate property**

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

**For Full Legal See Attached "Exhibit A"**

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

Lot 58, Shelter Bay Div. #3

Tax Parcel Number(s): 5100-003-508-0000/P129284/S3302020398

Leasehold Estate affecting the following land created by the instrument herein referred to as the Lease  
which is identified as follows:

Dated: June 16, 1970

Recorded: June 25, 1970

Auditor File No.: 740483

Lessor: Shelter Bay Company, a Washington Corporation

Lessee: John Van Wieringen and Cora C. Van Wieringen, husband and wife

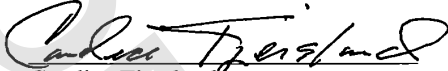
Assignment of Leasehold Estate and terms, provisions and conditions thereof.

Recorded: March 13, 2023 Auditor's File No.: 202303130103

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record  
including, but not limited to, those shown Land Title Company's Preliminary Commitment No.  
208156-LT.


(attached to Statutory Warranty Deed)

Dated: March 11, 2023

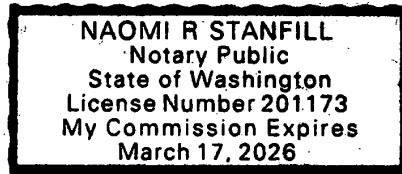
  
Candice Tjersland

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 13<sup>th</sup> day of March, 2023 by Candice Tjersland.

  
Signature

Notary  
Title



My commission expires: 03-17-26

**Exhibit A**

A leasehold interest in the following described tract:

Lot 508, "SURVEY OF SHELTER BAY DIV. 3, Tribal and Allotted Lands of Swinomish Indian Reservation", as recorded in Volume 43 of official Records, pages 839 to 842, inclusive, records of Skagit County, Washington.

Amendment thereto recorded in Volume 66 of Official Records, page 462, under Auditor's File No. 753731.

Situate in the County of Skagit, state of Washington.