



202303200060

03/20/2023 02:58 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

WHEN RECORDED RETURN TO:

Jeffrey A. Johns and Wendy A. Johns  
309 Willapa Place  
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023 5861

MAR 20 2023

Amount Paid \$ 2638.60

Skagit Co. Treasurer  
By Deputy

By U

STG - 48061

Escrow Number: 01348-48061

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

GNW 22-17237

### STATUTORY WARRANTY DEED

THE GRANTOR(S), **William R. Thomas and Krista L. Thomas, husband and wife** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Jeffrey A. Johns and Wendy A. Johns, 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 herein referred to as the Memorandum of Lease, the terms and provisions thereof:

Lessor: Shelter Bay Company, a Washington Corporation

Lessee: Gilman R. Johnson and Ruth I. Johnson, husband and wife

Dated: July 1, 1972

Recorded: September 11, 1979

Auditor's No.: 7909110077

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

Recorded March 30 2023

Auditors File No. 202303200069

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 309, SHELTER BAY DIV. 2


Tax Parcel Number(s): P128851 and S3402350011

Dated: March 17, 2023  
\_\_\_\_\_  
William R. Thomas  
\_\_\_\_\_  
Krista L. Thomas

State of Washington

County of ~~Island~~ SkagitThis record was acknowledged before me on 17 day of March, 2023 by William R. Thomas and Krista L. Thomas.

(Stamp)

  
\_\_\_\_\_  
Printed name: Heather Flowers  
Notary Public  
My commission expires: 05/18/2025

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A Leasehold interest in the following described tract:

Lot 309, "REVISED MAP OF SURVEY OF SHELTER BAY, DIVISION 2, Tribal and Allotted Lands of Swinomish Indian Reservation", recorded in Volume 43 of official records, page 833, under Auditor's File No. 728258, records of Skagit County, Washington.