



**202304050031**

04/05/2023 01:02 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

WHEN RECORDED RETURN TO:

Scott Caddow Living Trust dated January 6, 2022  
2925 Wigwam Parkway  
#822  
Henderson, NV 89074

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023 6042  
APR 05 2023

Amount Paid \$ 2136.00  
Skagit Co. Treasurer  
By Deputy

Escrow Number: 01348-48205

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

GNW 23-17898

## STATUTORY WARRANTY DEED

THE GRANTOR(S), **Barbara J. Peterson, an unmarried individual** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Scott Edward Caddow as Trustee of the Scott Caddow Living Trust dated January 6, 2022** 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: Maarten H. Van Blyenburgh and Rosario Van Blyenburgh, husband and wife  
Dated: March 31, 1973  
Recorded: September 20, 1982  
Auditor's No.: 8209200048

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

Recorded: April 5, 2023  
Auditors File No. 202304050030

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 604, Shelter Bay Div. 4

Tax Parcel Number(s): 5100-004-604-0000 and P129345

Dated: March 29, 2023

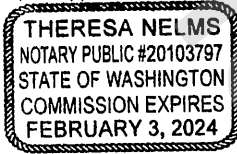
  
Barbara J. Peterson

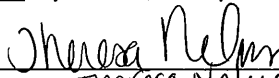
State of Washington

County of Skaagit

This record was acknowledged before me on 29 day of March, 2023 by Barbara J. Peterson.

(Stamp)



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

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

A Leasehold interest in the following described property:

Lot 604, "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.