



202305020052

05/02/2023 02:20 PM Pages: 1 of 6 Fees: \$208.50  
Skagit County Auditor

**When recorded return to:**

Deborah D. Marrs  
545 Klamath Drive  
La Conner, WA 98257

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

20230349  
MAY 02 2023

Amount Paid \$1518.60  
Skagit Co. Treasurer  
By KO Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620053567

**CHICAGO TITLE**  
620053567

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Thomas W. Lawson and Barbara J. Lawson, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Deborah D. Marrs, an unmarried Woman

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.)

Lot(s): 545 Block: 3 Shelter Bay

Tax Parcel Number(s): S3302020008 / P129307 / 5100-003-545-0000

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

Dated: September 22, 1971

Recording Date: January 14, 1981

Recording No.: 8101140040

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Donald J. Schaefer and Rachel M. Schaefer,

husband and wife Disclosed by: Memorandum of Lease

Term: For a period of time terminating on June 30, 2044

Assignment of Leasehold Estate and terms, provisions and conditions there

Recorded: May 2, 2023  
Auditor's No.: 0 202305020051

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: April 28, 2023

Thomas W. Lawson

by Thomas W. Lawson by Laree D Griffith as attorney in fact  
Thomas W. Lawson by Laree D Griffith as attorney in fact

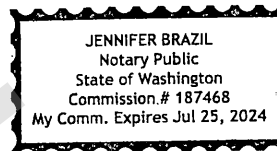
Barbara J. Lawson

by Barbara J. Lawson by Laree D Griffith as attorney in fact  
Barbara J. Lawson by Laree D Griffith as attorney in fact

State of Washington  
County of Skagit

This record was acknowledged before me on 4-28-2023 by Laree D Griffith as Power of Attorney of Thomas W Lawson and Barbara J Lawson.

Jennifer Brazil  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 7-25-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): S3302020008 / P129307 / 5100-003-545-0000**

Lot 545, Survey of Shelter Bay, Division No. 3, Tribal Allotted Lands of Swinomish Indian Reservation, as recorded in Volume 43 of official records, pages 839 through 842, under Auditor's File No. 737014, and amendment thereto recorded in Volume 66 of Official Records, page 462, under Auditor's File No. 753731, 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, 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 Shelter Bay, Division No. 3:

Recording No.: 737014, and amended under recording number 753731

2. Lease, including the terms and conditions thereof, and any failure to comply with the terms, covenants, conditions, and provisions;

Dated: August 16, 1968  
 Recording Date: April 8, 1969  
 Recording No.: 725143  
 Lessor: The Swinomish Indian Tribal Community, et al  
 Lessee: Indian Bay Company, now Shelter Bay Company  
 Affects: Said premises and other property

SUPPLEMENTED and AMENDED by instrument:

Recording Date: May 14, 1969  
 Recording No.: 726476

As amended, the Leasehold term is 75 years from July 1, 1969.

3. Terms, covenants, conditions, and provisions of the lease referred to in Exhibit 'B' hereof, and the effect of any failure to comply with the terms covenants, conditions and provisions thereof.
4. Any defect in or invalidity of, or any matters relating to the leasehold estate described in Exhibit 'B' which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Exhibit 'B'.
5. 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, 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 in the document  
 Recording Date: June 27, 1969  
 Recording No.: 737015  
 Executed by: Shelter Bay Company, a Washington corporation

AMENDED by instrument:

Recording Dates: August 19, 1970, July 18, 1972, June 12, 1987, July 7, 1989, May 15, 1990, May 17, 1990, July 22, 1991, May 20, 1992, May 16, 1995, May 14, 1996, May 14, 1997, May 7, 1998, May 7, 1999, May 10, 2000, May 9, 2001, May 16, 2002; January 28, 2005, May 19, 2005, December 18, 2007 February 29, 2008; February 29, 2008, May 5, 2009, May 25, 2011, May 31, 2013, June 23, 2015, July 20, 2016, August 16, 2018 and June 17, 2021

Recording Nos: 742574, 771238, 8706120005, 8907070110, 9005150058, 9105170025, 9107220050, 9107220051, 9205200023, 9205200024, 9205200025, 9505160046, 9605140103, 9705140180, 9805070092, 9905070119, 200005100092, 200005100093, 200105090101, 200205160173; 200501280090; 200505190051, 200505190052, 200712180107 200802290010, 200802290010, 200905050046, 200905050047, 201105250120, 201305310138, 201506230053, 201607200052, 201808160044 and 202106170048.

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
 Recording Date: June 27, 1969  
 Recording No.: 737015  
 Imposed By: Shelter Bay Community, Inc.

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

AMENDED by instrument(s):

Recording Date: May 16, 1995 and May 7, 1998

Recording Nos. 9505160046 and 9805070092

7. Agreement, including the terms and conditions thereof; entered into;  
By: Shelter Bay Community, Inc.  
And Between: Shelter Bay Community Division No. 1  
Recording Date: February 26, 2009  
Recording No: 200902260127  
Providing: Special Assessments
8. City, county or local improvement district assessments, if any.
9. Dues, charges and assessments, if any, levied by Shelter Bay Company.

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 March 25, 2023

between Deborah D. Marrs ("Buyer")  
Buyer  
and Thomas W. Lawson ("Seller")  
Seller  
Barbara J. Lawson ("Seller")  
Seller  
concerning 545 Klamath Dr 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-Manager 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.

Deborah D. Marrs 3/26/2023  
Buyer Date

Thomas W. Lawson 3/25/23  
Seller Date

\_\_\_\_\_  
Buyer Date

Barbara J. Lawson 3/25/23  
Seller Date