



202305180016

05/18/2023 10:12 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

When recorded return to:
Catherine Jean Schultz
P.O. Box 952
Conway, WA 98238

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 6528
MAY 18 2023

Amount Paid \$ 1737.80
Skagit Co. Treasurer
By Deputy

LS

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052721

CHICAGO TITLE

620052721

STATUTORY WARRANTY DEED

THE GRANTOR(S) Valerie D. Pierson, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Catherine Jean Schultz, an unmarried person

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 45, Cobahud in G.L. 4, 34-34-2E, W.M.

Tax Parcel Number(s): P129622 / 5103-000-045-0000, S3402340049

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

Lessor:	U.S. Department of the Interior Bureau of Indian Affairs
Lessee:	Janet Huston
For a Term of:	50 years
Disclosed by:	Residential Ground Lease
Dated:	September 15, 2000
Recorded:	October 13, 2000
Auditor's No.:	200010130076

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

Recorded May 18, 2023 Auditor's File No. 202305180014

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 5/11/23Valerie D Pierson
Valerie D. PiersonState of Washington
County of SnohomishThis record was acknowledged before me on 05/11/2023 by Valerie Pierson.Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03/01/2024

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024
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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129622 / 5103-000-045-0000 and S3402340049

Tract 45 of unrecorded Plat of COBAHUD WATERFRONT TRACTS, SWINOMISH RESERVATION, SKAGIT COUNTY, WASHINGTON, on file with the United States Department of the Interior, Bureau of Indian Affairs, Western Washington Indian Agency, Everett, Washington, being a portion of Government Lot 4, Section 34, Township 34 North, Range 2 East, W.M.;

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
2. 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 Survey:

Recording No: 200005040029
3. Question of lot boundaries put into question by Survey recorded under Recording No. 200005040029
4. Assessments, if any, levied by Swinomish Indian Tribal Community.
5. Assessments, if any, levied by Swinomish Utility Authority.
6. City, county or local improvement district assessments, if any.
7. The Land lies within the boundaries of the Swinomish Indian Reservation and is subject to the rights of the Indian tribe to exercise governmental powers, including the power to tax.
8. Water rights, claims or title to water within the boundaries of the Swinomish Indian Reservation.
9. Restrictions, including any restraint against alienation, as contained in the deed or the federal patent and the act authorizing the issuance thereof, under which title is vested.