



202306050078

06/05/2023 02:12 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

When recorded return to:

James Dean Robison
17686 Ray Paul Lane
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 6/15
JUN 05 2023

Filed for Record at Request of
Northwest Escrow, LLC
Escrow Number: 22-1872

Amount Paid \$ 1262.60
Skagit Co. Treasurer
By Deputy

Statutory Warranty Deed

CHICAGO TITLE
020052418

THE GRANTOR Laura J. Melix, an unmarried individual for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **James Dean Robison and Kelly Jane Robison**, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

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

Dated: December 15, 2000

Recorded: May 10, 2016

Auditor's No.: 201605100093

Lessor: Brian Cladoosby and Francis Peters

Lessee: Susan Coder

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

Recorded: May 20, 2016

Auditor's No.: 20160520050

Grantor's: Susan Coder and Raymond J. Paul Waterfront Landowners

Grantee: Laura J. Melix

Grantor and Grantee agree that the "Mutual Cancellation" recorded as part of the Lease No. 8587 under Recording Number 201605100093 is void and that the Grantor holds a valid Leasehold Estate of assign to the Grantee. That Lease is identified as Lease Number 122 2085870151 RS. The BIA has agreed to modify and continue the existing lease.

Abbreviated Legal:

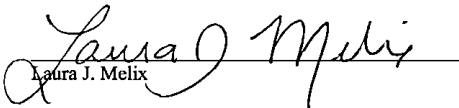
Lot(s): 11 AND PTN LOT 10 RAY PAUL WATERFRONT TRACTS

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P129636/S3402340016

Subject to: Attached hereto as Exhibit "B" and by this reference incorporated herein.

Dated June 2, 2023


Laura J. Melix

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that **Laura J. Melix**

is the person who appeared before me, and said person acknowledged that he/she
signed this instrument and acknowledge it to be his/her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: June 5, 2023



Debra J Davis
Notary Public in and for the State of Washington
Residing at Granite Falls
My appointment expires: 1-29-2027

EXHIBIT A

Tract 11 of RAYMOND J. PAUL WATERFRONT TRACTS, recorded plat on file with the Bureau of Indian Affairs, and as recorded in Volume 7 of Surveys, pages 142 and 143, under Auditor's File No. 8712300016, records of Skagit County, Washington, being a portion of Government Lot 3, Section 34, Township 34 North, Range 2 East of the Willamette Meridian.

TOGETHER WITH that portion of the Northerly 8.00 feet, as measured at right angles to the Northerly line, of Lot 10, said Ray Paul Waterfront Tracts, lying Easterly of the following described line:

Commencing at the Northeast corner of Lot 10:

Thence South 76 degrees 02'42" West along said Northerly line, 114.63 feet to the True Point of Beginning of said described line;

Thence South 06 degrees 38'41" West, 8.55 feet to the South line of said Northerly 8.00 feet and the end of said described line.

Situated in Skagit County, Washington

Escrow No.: 22-1872

Exhibit "B"

Subject to:

Terms, covenants, conditions and provisions of the lease referred to in Schedule A hereof.

Possible unrecorded easement in favor of Puget Sound Power & Light Company, as disclosed by existing electrical transmission line.

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.

Record of Survey

Recording Date: December 30, 1987

Recording No.: 8712300016

Any law, ordinance or regulation of an Indian Tribe or Nation including, but not limited to, building and zoning ordinances, restricting or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance, or regulation.

Rights of eminent domain or rights of police power exercised by an Indian Tribe or Nation unless notice of the exercise of such rights appears in the public records at Date of Policy.

Title is subject to all matters disclosed on the Title Status Report on file with the Bureau of Indian Affairs, whether or not the Title Status Report has been examined, certified, or verified.

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 Boundary Line Adjustment Survey.

Recording No: 200609180164

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: September 18, 2006

Recording No.: 200609180164

Matters shown: Possible encroachment of a fence onto the Northerly portion of said premises by varying amounts and possible encroachment of brick bbq along the Northerly line of said premises

Notice of Approval, Raymond J. Paul Waterfront Tracts Lot Line Adjustment including the terms, covenants and provisions thereof

Recording Date: September 18, 2006

Recording No.: 200609180165

Matters disclosed, if any, on the title status report dated May 9, 2016.

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."

Assessments, if any, levied by Swinomish Tribal Community.

City, county or local improvement district assessments, if any.