



202306290203

06/29/2023 03:16 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor

When recorded return to:
Allen Kaatz and Kimie Fujimoto
368 Wahkiakum Place
La Conner, WA 98257


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 7089

JUN 29 2023

Amount Paid \$ 2833.80

Skagit Co. Treasurer

By  Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620054145

CHICAGO TITLE

620054145

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eva L. Siegel, 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 Allen Kaatz and Kimie Fujimoto, a married couple

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 368, Shelter Bay Div. 2

Tax Parcel Number(s): P129182 / 5100-002-368-0000, S340235130

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

Dated: July 3rd, 1971

Recorded: October 27, 1981

Recording No.: 8110270033, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Bruce E. Browning and Margaret M. Browning, husband, and wife

Disclosed by: Memorandum of Lease

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

Recorded: June 29, 2023

Auditor's No.: 202306290202

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

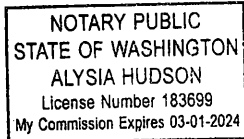
Dated: 6/26/23Eva L. Siegel
Eva L. SiegelState of WashingtonCounty of SkagitThis record was acknowledged before me on 06/26/2023 by Eva L. Siegel.Alysia Hudson
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 03/01/2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129182 / 5100-002-368-0000 and S340235130

Lot 368, "Revised Map of Survey of Shelter Bay Div. 2 Tribal and Allotted Lands of Swinomish Indian Reservations," as recorded March 17, 1970, in Volume 43 of official records, pages 833 through 838, inclusive, under Auditor's File No. 737013, records of Skagit County, Washington.

Situate in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. LEASE, INCLUDING TERMS AND CONDITIONS THEREOF:

Lessor: Swinomish Indian Tribal Community, Alvin Bobb, Cary Bobb, Margaret
 Cagey, Emily Joe, et al
 Lessee: Indian Bay Company
 For A Term Of: 25 years, together with an option to renew for an additional 25 year
 term
 Dated: August 16, 1968
 Recorded: April 8, 1969
 Recording No.: 725143
 (Said lease covers the subject property and other property)
 The lessee's interest in said Lease is now held of record by Shelter Bay Company, a
 Washington corporation.

A supplement and amendment of said Lease, dated February 11, 1969, was recorded May 14,
 1969, under Recording No. 726476. Said amendment provides that the terms of said Lease
 shall be for 75 years beginning July 1, 1969, reference to the record is hereby made for full
 particulars.

2. 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, source of income,
 gender, gender identity, gender expression, medical condition or genetic information, 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.: 728259

Modification(s) of said covenants, conditions and restrictions

Recording No.: 742573
 Recording No.: 755472
 Recording No.: 771237
 Recording No.: 8706120004
 Recording No.: 8907070110
 Recording No.: 9107220051 being a re-recording of Recording No. 9005150058
 Recording No.: 9107220050 being a re-recording of Recording No. 9105170025
 Recording No.: 9205200023
 Recording No.: 9205200024
 Recording No.: 9205200025
 Recording No.: 9406200066
 Recording No.: 9505160046
 Recording No.: 9605140103
 Recording No.: 9805070092
 Recording No.: 9905070119
 Recording No.: 200005100092
 Recording No.: 200005100093
 Recording No.: 200105090101
 Recording No.: 200205160173
 Recording No.: 200501280090
 Recording No.: 200505190051
 Recording No.: 200505190052
 Recording No.: 200712180107
 Recording No.: 200802290010
 Recording No.: 200905050047
 Recording No.: 201105250120
 Recording No.: 201305310138
 Recording No.: 201506230053
 Recording No.: 201607200052
 Recording No.: 201808160044
 Recording No.: 202106170048

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a
 document:

EXHIBIT "B"Exceptions
(continued)

Granted to: Gene Dunlap
Purpose: Ingress, egress, drainage and underground utilities
Recording Date: March 17, 1970
Recording No.: 737018

4. Terms and conditions contained in Shelter Bay Community, Inc. Resolution No. 07-17 as recorded December 18, 2007, under Auditor's File No. 200712180107
5. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc..
6. Dues, charges and assessments, if any, levied by Shelter Bay Company.
7. City, county or local improvement district assessments, if any.



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 May 22, 2023
between Allen Kaatz Kimie Fujimoto ("Buyer")
Buyer Buyer
and Eva L Siegel ("Seller")
Seller Seller
concerning 368 Wahkiakum Place 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-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.

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.

Authentisign
Allen Kaatz 05/22/2023
Buyer Date

Authentisign
Eva Siegel 05/24/23
Seller Date

Authentisign
Kimie Fujimoto 05/22/2023
Buyer Date

Seller Date