



202307100060

07/10/2023 02:31 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 7205
JUL 10 2023

Amount Paid \$ 2141.80
Skagit Co. Treasurer
By Deputy

ut

When recorded return to:
Nathan Reed and Mary Anne Reed
1817 Dakin St
Bellingham, WA 98229

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620054178

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard I. Moore and Lori A. Hamilton-Moore, 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 Nathan Reed and Mary Anne Reed, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 332, REVISED MAP OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian
Reservation as recorded March 17, 1970, in Volume 43 of Official Records, pages 833 through
838, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P129158 / 5100-002-332-0000, S340235110

Subject to:

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

Assignment of Sublease recorded under
AF# 202307100059
on July 10th, 2023

STATUTORY WARRANTY DEED
(continued)

Dated: July 7, 2023

Richard I. Moore

Richard I. Moore

Lori A. Hamilton-Moore

Lori A. Hamilton-Moore

State of Washington

County of Skagit

This record was acknowledged before me on 7-7-2023 by Richard I. Moore and
Lori A. Hamilton-Moore.

Jennifer Brazil

(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 7-25-2024

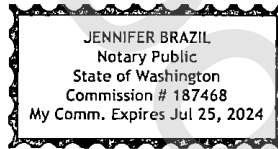


EXHIBIT "A"
Exceptions

1. 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

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

EXHIBIT "A"

Exceptions
(continued)

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

3. Terms and conditions contained in Shelter Bay Community, Inc. Resolution No. 07-17 as recorded December 18, 2007, under Auditor's File No. 200712180107

4. Release and indemnity agreement, including the terms, covenants and provisions thereof

Recording Date: January 2, 2019
Recording No.: 201901020094

5. Trust Improvement Use & Occupancy Tax and charges; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2023
Tax Account No.: P129158 / 5100-002-332-0000
Swinomish Tax Authority No.: S340235110
Assessed Value: \$134,800.00

General and Special Taxes:

Billed: \$1,614.90
Paid: \$807.45
Unpaid: \$807.45

Effective Jan 1, 2015, please contact the Swinomish Taxing Authority at (360) 466-1058 for property taxes. Prior to close of escrow, please contact the Swinomish Taxing Authority to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any

6. Dues, charges and assements, if any, levied by Shelter Bay Company.
7. Dues, charges and assements, if any, levied by Shelter Bay Community, Inc..
8. City, county or local improvement district assessments, if any.