



202307240053

07/24/2023 02:22 PM Pages: 1 of 6 Fees: \$208.50  
Skagit County Auditor

**When recorded return to:**

Daren Gene Hanses and Constance Mary Hanses  
887 Shoshone Drive  
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023 7383

JUL 24 2023

Amount Paid \$ 4685.00

Skagit Co. Treasurer  
By Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE

620053811

Escrow No.: 620053811

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John Stephen Varga and Susan Lee Varga, 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 Daren Gene Hanses and Constance Mary Hanses, a married  
couple

the following described real estate, situated in the County of Skagit, State of Washington:

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

Dated: April 22, 1977

Recorded: October 17, 1977

Auditor's No.: 866866, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Reginald W. Jaworski and Maureen Jaworski, husband and wife

Disclosed by: Memorandum of Lease

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

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

Recorded: July 24, 2023

Auditor's No.: 202307240052

Lot No. 887, "Amended Survey of Shelter Bay Div. 5 Tribal and Allotted Lands of Swinomish Indian  
Reservation," as recorded on June 2, 1976 in Volume 1 of Surveys, pages 184 through 186,  
inclusive, records of Skagit County, Washington, under Auditor's File No. 836134.

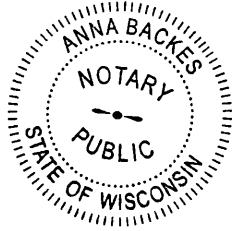
Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P129535 / 5100-005-887-0000, S3302020466

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: 7.14.2023John Stephen Varga  
John Stephen VargaSusan Lee Varga  
Susan Lee VargaState of WisconsinCounty of OneidaThis record was acknowledged before me on July 14, 2023 by John Stephen Varga  
and Susan Lee Varga.Anna Backes  
(Signature of notary public)  
Notary Public in and for the State of Wisconsin  
My appointment expires: 1-7-2026

## EXHIBIT "A"

### Exceptions

1. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof.
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Amended Survey of Shelter Bay Div. 5, recorded in Volume 1 of Surveys, Pages 184 through 186:

Recording No: 836134

3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;  
 Recorded: March 17, 1970  
 Auditor's No(s): 737017, records of Skagit County, Washington  
 Executed By: Shelter Bay Company, a Washington corporation

#### AMENDED by instruments:

Recording Date: August 19, 1970  
 Auditor's No.: 742573, records of Skagit County, Washington

Recording Date: July 16, 1971  
 Auditor's No.: 755472, records of Skagit County, Washington

Recording Date: July 18, 1972  
 Auditor's No.: 771237, records of Skagit County, Washington

Recording Date: June 12, 1987  
 Auditor's No.: 8706120004, records of Skagit County, Washington

Recording Date: July 7, 1989  
 Auditor's No.: 8907070110, records of Skagit County, Washington

Recording Date: May 15, 1990  
 Auditor's No.: 9005150058, records of Skagit County, Washington

Recording Date: July 22, 1991  
 Auditor's No.: 9107220050, records of Skagit County, Washington

Recording Date: July 22, 1991  
 Auditor's No.: 9107220051, records of Skagit County, Washington

Recording Date: May 20, 1992  
 Auditor's No.: 9205200023, records of Skagit County, Washington

Recording Date: May 20, 1992  
 Auditor's No.: 9205200024, records of Skagit County, Washington

Recording Date: May 20, 1992  
 Auditor's No.: 9205200025, records of Skagit County, Washington

Recording Date: May 16, 1995  
 Auditor's No.: 9505160046, records of Skagit County, Washington

Recording Date: May 14, 1996  
 Auditor's No.: 9605140103, records of Skagit County, Washington

Recording Date: May 14, 1997  
 Auditor's No.: 9705140180, records of Skagit County, Washington

**EXHIBIT "A"****Exceptions  
(continued)**

- Recording Date: May 7, 1998  
Auditor's No.: 9805070092, records of Skagit County, Washington
- Recording Date: May 7, 1999  
Auditor's No.: 9905070119, records of Skagit County, Washington
- Recording Date: May 10, 2000  
Auditor's No.: 200005100092, records of Skagit County, Washington
- Recording Date: May 10, 2000  
Auditor's No.: 200005100093, records of Skagit County, Washington
- Recording Date: May 9, 2001  
Auditor's No.: 200105090101, records of Skagit County, Washington
- Recording Date: May 16, 2002  
Auditor's No.: 200205160173, records of Skagit County, Washington
- Recording Date: January 28, 2005  
Auditor's No.: 200501280090, records of Skagit County, Washington
- Recording Date: May 19, 2005  
Auditor's No.: 200505190051, records of Skagit County, Washington
- Recording Date: May 19, 2005  
Auditor's No.: 200505190052, records of Skagit County, Washington
- Recording Date: December 18, 2007  
Auditor's No.: 200712180107, records of Skagit County, Washington
- Recording Date: February 29, 2008  
Auditor's No.: 200802290010, records of Skagit County, Washington
- Recording Date: May 5, 2009  
Auditor's No.: 200905050047, records of Skagit County, Washington
- Recording Date: May 25, 2011  
Auditor's No.: 201105250120, records of Skagit County, Washington
- Recording Date: May 31, 2013  
Auditor's No.: 201305310138, records of Skagit County, Washington
- Recording Date: June 23, 2015  
Auditor's No.: 201506230053, records of Skagit County, Washington
- Recording Date: July 20, 2016  
Auditor's No.: 201607200052, records of Skagit County, Washington
- Recording Date: September 5, 2017  
Auditor's No.: 201709050133, records of Skagit County, Washington
- Recording Date: August 16, 2018  
Auditor's No.: 201808160044, records of Skagit County, Washington
- Recording Date: June 17, 2021  
Auditor's No.: 202106170048, records of Skagit County, Washington
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
Recorded: June 27, 1969 and August 7, 1990  
Recording No.: 728259  
Recording No.: 9008070009  
records of Skagit County, Washington  
Imposed By: Shelter Bay Community, Inc.

**EXHIBIT "A"**

Exceptions  
(continued)

5. Agreement, including the terms and conditions thereof; entered into;  
By: Shelter Bay Community, Inc.  
And Between: Shelter Bay Community Division No. 1  
Recorded: February 26, 2009  
Recording No. 200902260127, records of Skagit County, Washington  
Providing: Special Assessments
6. Assessments, if any, levied by Shelter Bay Company.
7. Assessments, if any, levied by Shelter Bay Community, Inc..
8. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

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Northwest Multiple Listing Service  
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between Daren Gene Hanses Constance Mary Hanses ("Buyer")  
Buyer Buyer  
 and John S. Varga Susan L. Varga ("Seller")  
Seller Seller  
 concerning 857 Shoshone Drive La Conner WA 98257 (the "Property")  
Address City State Zip

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.

Authenticated <i>Daren Gene Hanses</i>	06/18/2023
Buyer	Date
Authenticated <i>Constance Mary Hanses</i>	06/18/2023
Buyer	Date

11502  
 11502  
 7.14.23  
 11502  
 Seller: Pusant. Vange Date: 7.14.23  
 Pusant. Vange 1.7.23  
 Seller: \_\_\_\_\_ Date: \_\_\_\_\_