



**202308040023**

08/04/2023 10:06 AM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor

**When recorded return to:**

James D. Browning and Kim-lien T. Dinh  
13008 Patrick Circle  
Omaha, NE 68164

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023 7540  
AUG 04 2023

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620054179

Amount Paid \$ 3,019.40  
Skagit Co. Treasurer  
By *Bm* Deputy

**CHICAGO TITLE CO.**

620054179

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Karen E. Winchell, Personal Representative of the Estate of William F. Thisius and Clara Thisius

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to James D. Browning and Kim-lien T. Dinh, 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: September 10, 1979

Recorded: September 28, 1970

Recording No.: 743930, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: William R. Merkle and Sara L. Merkle, husband and wife

Disclosed by: Memorandum of Lease

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

Recorded: Aug 4, 2023

Auditor's No.: 202308040022

Lot 434, "SURVEY OF SHELTER BAY DIVISION NO. 3, Tribal and Allotted Lands of Swinomish Indian Reservation", as recorded in Volume 43 of Official Records, pages 839 to 842, inclusive, under Auditor's File No. 737014, and amendment thereto recorded in Volume 66 of Official Records, Page 462, under Auditor's File No. 753731, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P129242 / 5100-003-434-0000, S3302020124

Subject to:

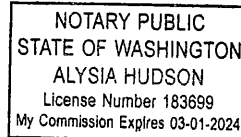
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)Dated: 8/1/23

Estate of William F Thisius

BY: Karen E. Winchell  
Karen E. Winchell,  
Personal Representative

The Estate of Clara Thisius

BY: Karen E. Winchell  
Karen E. Winchell,  
Personal RepresentativeState of washingtonCounty of skagitThis record was acknowledged before me on August 01-2023 by Karen Winchell as  
Personal Representative of The Estate of William F. Thisius and Estate of Clara ThisiusAlysia Hudson  
(Signature of notary public)  
Notary Public in and for the State of washington  
My appointment expires: 03/01/2024

# EXHIBIT "A"

## Exceptions

1. 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 Survey of Shelter Bay, Division No. 3 in Volume 43, Pages 839 to 842:

Recording No.: 737014

Amendment of said plat recorded in Volume 66 of Plats, Page 462, recorded under recording No. 753731, records of Skagit County.

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, 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 in the document

Recording Date: June 27, 1969

Recording No.: 737015

Executed by: Shelter Bay Company, a Washington corporation

AMENDED by instrument:

Recording No.: 742574  
 Recording No.: 771238  
 Recording No.: 8706120005  
 Recording No.: 8907070110  
 Recording No.: 9005150058  
 Recording No.: 9105170025  
 Recording No.: 9107220050  
 Recording No.: 9107220051  
 Recording No.: 9205200023  
 Recording No.: 9205200024  
 Recording No.: 9205200025  
 Recording No.: 9505160046  
 Recording No.: 9605140103  
 Recording No.: 9705140180  
 Recording No.: 9805070092  
 Recording No.: 9905070119  
 Recording No.: 200005100092  
 Recording No.: 200105090101  
 Recording No.: 200205160173  
 Recording No.: 200501280090  
 Recording No.: 200505190051  
 Recording No.: 200505190052  
 Recording No.: 200712180107  
 Recording No.: 200802290010  
 Recording No.: 200905050046  
 Recording No.: 200905050047  
 Recording No.: 201105250120  
 Recording No.: 201305310138  
 Recording No.: 201506230053  
 Recording No.: 201607200052  
 Recording No.: 201808160044  
 Recording No.: 202106170048

3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
 Recorded: June 27, 1969  
 Recording No.: 737015, records of Skagit County, Washington  
 Imposed By: Shelter Bay Community, Inc.

AMENDED by instrument(s):

Recorded: May 16, 1995 and May 7, 1998

**EXHIBIT "A"**Exceptions  
(continued)Recording No.: 9505160046  
Recording No.: 9805070092

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

Purpose: Ingress, egress, drainage and underground utilities over all private roads in said plat  
Recording Date: March 17, 1970  
Recording No.: 737018

5. ByLaws and Covenant and the terms and conditions thereof:

Recording Date: May 10, 2000  
Recording No.: 200005100093

6. 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  
Auditor's No. 200902260127, records of Skagit County, Washington  
Providing: Special Assessments

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

**Authentic Sign ID:** [https://www.mimiprep.com/qr/signid/00000000000000000000000000000000](#)

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

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 25, 2023

between James D Browning Kim-lien T Dinh ("Buyer")  
Buyer Buyer  
 and William F Thisius Clara Thisius ("Seller")  
Seller Seller  
 concerning 434 Klickitat Drive 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.

AuthenticSKN®  
James D Browning 06/25/2023  
Buyer Date

AuthentisIGN®  
*Kim-lieu T Dinh* 06/25/2023  
 Buyer Date

Authentisign®  
 Karen Winchell  
 Seller  
 06/27/23  
 Date

Seller \_\_\_\_\_ Date \_\_\_\_\_