



**202308100025**

08/10/2023 11:11 AM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor

**When recorded return to:**

Damski Properties, LLC, a Washington limited  
liability company  
228 Skagit Way  
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023 7605  
AUG 10 2023

Amount Paid \$ 3515.40  
Skagit Co. Treasurer  
By UT Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE

620053572

Escrow No.: 620053572

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Edna P. Rohde, 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 Damski Properties, LLC, a Washington limited liability company

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

Memorandum of lease with certain terms, covenants, conditions and provisions set forth therein

Dated: October 16, 1969

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Edgar G. Johnson & Phyllis M. Johnson, (wife)

Recording Date: January 7, 1970

Recording No.: 734663

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

Recorded: Aug 10, 2023

Auditor's No.: 202308100024

Lot 228, REVISED MAP OF SURVEY OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of  
Swinomish Indian Reservation, as recorded in Volume 43 of Official Records, page 833, records of  
Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): S3402350050 / P129084 / 5100-002-228-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: August 7, 2023Edna P. Rohde  
Edna P. RohdeState of Washington  
County of SnohomishThis record was acknowledged before me on 8-7-2023 by Edna P. Rohde.Jennifer Brazil  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 7-25-2024

# EXHIBIT "A"

## Exceptions

### 1. LEASE, INCLUDING TERMS AND CONDITIONS THEREOF:

Lessor: Swinomish Indian Tribal Community, Alvin Bobb, Cary Bobb, Margaret Cagey, Emily Joe, et a  
 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  
 Recording Date: 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 Auditor's File 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. Memorandum of lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: October 16, 1969  
 Lessor: Shelter Bay Company, a Washington corporation  
 Lessee: Edgar G. Johnson & Phyllis M. Johnson, (wife)  
 Recording Date: January 7, 1970  
 Recording No.: 734663

#### Assignment of Sublease by successive assignments:

Assignee: Edna P. Rohde, an unmarried person  
 Recorded: October 9, 2021  
 Recording No.: 202110190023  
 Recording No.: 202110190024

### 3. 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

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

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

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Gene Dunlap  
Purpose: Ingress, egress, drainage and underground utilities  
Recording Date: March 17, 1970  
Recording No.: 737018
5. Terms and conditions contained in Shelter Bay Community, Inc. Resolution No. 07-17 as recorded December 18, 2007, under recording number 200712180107.
6. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
7. City, county or local improvement district assessments, if any.
8. Dues, charges and assessments, if any, levied by Shelter Bay Company.
9. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc..

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 July 8, 2023

between Damski Properties, LLC ("Buyer")  
Buyer  
 and Edna P. Rohde ("Seller")  
Seller  
 concerning 228 Skagit Way 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  
Melvin Damski, Managing Member 07/09/23  
 Buyer Date

Edna P. Rohde 7-9-23  
 Seller Date

\_\_\_\_\_  
 Buyer Date

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