



202308300044

08/30/2023 01:48 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

When recorded return to:
Elizabeth A. Brackett
413 Umatilla Place
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 7869
AUG 30 2023

Amount Paid \$ 2261.00
Skagit Co. Treasurer
By Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE CO.

500144771

Escrow No.: 500144771

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jerry A. Willins and Kathleen M. Willins, Husband and Wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Elizabeth A. Brackett, an unmarried person
the following described real estate, situated in the County of Skagit, State of Washington:

The estate or interest in the land which is covered by this commitment is: The leasehold estate, as
created by the instrument herein referred to as the Lease which is identified as follows:

Disclosed by: Memorandum of Lease
Dated: July 1, 1970
Recording Date: July 6, 1970
Recording No.: 740844

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

Recorded: Aug 30, 2023

Aufitors No.: 202308300043

Lot 413, SURVEY OF SHELTER BAY, DIVISION NO. 3, Tribal Allotted Lands of Swinomish Indian
Reservation, as recorded in Volume 43 of Official Records, pages 839 through 842, 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.

Situate in the County of Skagit, State of Washington

Tax Parcel Number(s): P129222/5100-003-413-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 8/29/2023Kathleen M. Willins
Kathleen M. WillinsJerry A. Willins
Jerry A. WillinsState of Washington
County of SkagitThis record was acknowledged before me on 08/29/2023 by Kathleen Willins and Jerry Willins.Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03/01/2024

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024
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EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Shelter Bay Division 3:

Recording No: 753731

2. Lease, including the terms and conditions thereof, and any failure to comply with the terms, covenants, conditions, and provisions;

Dated: August 16, 1968
 Recording Date: April 8, 1969
 Recording No.: 725143
 Lessor: The Swinomish Indian Tribal Community, et al
 Lessee: Indian Bay Company, now Shelter Bay Company
 Affects: Said premises and other property

SUPPLEMENTED and AMENDED by instrument:

Recording Date: May 14, 1969
 Recording No.: 726476

As amended, the Leasehold term is 75 years from July 1, 1969.

3. Terms, covenants, conditions, and provisions of the lease referred to in Exhibit 'B' hereof, and the effect of any failure to comply with the terms covenants, conditions and provisions thereof.
4. Any defect in or invalidity of, or any matters relating to the leasehold estate described in Exhibit 'B' which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Exhibit 'B'.
5. Assignment(s) of Leases and Rents upon and subject to all the provisions contained therein, given as security according to recitals contained there in:

Recording Date: August 28, 1995
 Recording No.: 9508280051

Recording Date: August 7, 1995
 Recording No.: 9508070040

Executed by: Swinomish Indian Tribal Community, as assignor, Seattle-First National Bank, as assignee

6. Covenants, conditions, restrictions and easements 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.: 737015

AMENDED by instrument(s):

Recording Nos: 742574, 771238, 8706120005, 8907070110, 9005150058, 9105170025, 9107220050, 9107220051, 9205200023, 9205200024, 9205200025, 9505160046, 9605140103, 9705140180, 9805070092, 9905070119, 200005100092, 200005100093, 200105090101, 200205160173; 200501280090; 200505190051, 200505190052, 200712180107 200802290010, 200802290010, 200905050046, 200905050047, 201105250120, 201305310138, 201506230053, 201607200052, 201808160044 and 202106170048.

EXHIBIT "A"Exceptions
(continued)

7. Covenants, conditions, restrictions and easements 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: December 19, 1977
Recording No.: 870529

8. Covenants, conditions, restrictions and easements 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: August 7, 1990
Recording No.: 9008070009

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 16, 1995
Recording No.: 9505160046

9. Liens and charges as set forth in the above mentioned declaration(s),

Payable to: Shelter Bay Community, Inc.

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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:

Recording No: 9009050003

11. Agreement, including the terms and conditions thereof;

By: Shelter Bay Community, Inc.
And Between: Shelter Bay Community Division No. 1
Recording Date: February 26, 2009
Recording No.: 200902260127
Providing: Special Assessments

12. Water rights, claims or title to water within the boundaries of the Swinomish Indian Reservation.
13. Restrictions, including any restraint against alienation, as contained in the deed or the federal patent and the act authorizing the issuance thereof, under which title is vested.
14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by Shelter Bay Company.
17. Assessments, if any, levied by Shelter Bay Community, Inc..
18. 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.

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 July 25th 2023
between Elizabeth A Brackett ("Buyer")
and Kathleen Willins ("Seller")
concerning 413 Umatilla Place (the "Property")
La Conner WA 98257
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.

Authentication: *Elizabeth A Brackett* 07/25/2023

Buyer _____ Date _____

Buyer _____ Date _____

Authenticity	<i>Kathleen Willins</i>	06/27/2023
Seller		Date
Authenticity	<i>Jerry Willins</i>	06/27/2023
Seller		Date