



202309060052

09/06/2023 02:14 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

When recorded return to:
Connie Walton-Hoskinson
439 Modoc Way
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 7952

SEP 6 2023

Amount Paid \$ 2739.40
Skagit Co. Treasurer
By Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620054603

CHICAGO TITLE
620054603

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joseph A Hurley and Jean M Hurley, 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 Connie Walton-Hoskinson, a married person as her separate estate

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: March 10, 1974

Recorded: August 17, 1978

Recording No.: 885742

Lessor: Shelter Bay Company, a Washington corporation

Lessee: V.C. Norine and Geraldine Norine, 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: September 6, 2023
Auditors No: 202309060051

Lot 439, 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.

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

Tax Parcel Number(s): P129245 / 5100-003-439-0000, S3302020127

Subject to:

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

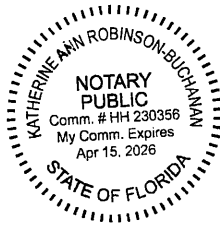
STATUTORY WARRANTY DEED
(continued)Dated: 9/1/2023

Joseph A. Hurley
Joseph A Hurley
Jean M. Hurley
Jean M Hurley

State of Florida
County of St. Johns

This record was acknowledged before me on September 1, 2023 by Joseph A Hurley and Jean M Hurley.

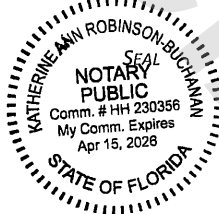
[Signature]
(Signature of notary public)
Notary Public in and for the State of Florida
My appointment expires: 4/15/2026



State of FLORIDA

County of Sanford

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of September, 2023 by Joseph A. Hurley, who ☐ is personally known to me or ☒ produced a Driver's License as identification, and by Sean M. Hurley who ☐ is personally known to me or ☒ produced a Driver's License as identification, regarding the attached instrument described as STA factory warranty Deed and to whose signature(s) this notarization applies.



[Signature]
notary public signature
Katherine Ann Robinson
notary public printed name

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 Survey of Shelter Bay, Division No. 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
 Recorded: 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:

Recorded: 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 Schedule A 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 Schedule A which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Schedule A.
5. 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, 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.

6. Liens and charges as set forth in the above mentioned declaration,

Payable to: Shelter Bay Community, Inc.

7. 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

EXHIBIT "A"

Exceptions
(continued)

Auditor's No. 200902260127
Providing: Special Assessments

8. 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."

9. 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.: P129245 / 5100-003-439-0000
Swinomish Tax Authority No.: S3302020127
Assessed Value: \$ 170,900.00

General and Special Taxes: Billed: \$2,047.38
Paid: \$1,023.69
Unpaid: \$1,023.69

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 delinquencies.

10. 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.
11. City, county or local improvement district assessments, if any.
12. Dues, charges and assessments, if any, levied by Shelter Bay Company.
13. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.