



202309150084

09/15/2023 01:57 PM Pages: 1 of 4 Fees: \$205.50
Skagit County Auditor

When recorded return to:
Mary Ann Wolfe
655 Muckleshoot Circle
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20238089
SEP 15 2023

Amount Paid \$4,873.80
Skagit Co. Treasurer
By KD Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620054215

CHICAGO TITLE

620054215

STATUTORY WARRANTY DEED

THE GRANTOR(S) Doris A. Benson, a single woman

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys and warrants to Mary Ann Wolfe, an unmarried person

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: October 31, 1973
Recorded: November 2, 1973
Recording No.: 792856, records of Skagit County, Washington
Lessor: Shelter Bay Company, a Washington corporation
Lessee: Rellalee G. Stott, as a separate estate
Disclosed by: Memorandum of Lease

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

Recorded: September 15, 2023 Auditors No.: 202309150083

Lot 655, "SURVEY OF SHELTER BAY DIV. 4, Tribal and Allotted Lands of Swinomish Indian Reservation," as recorded in Volume 48 of Official Records, pages 627 through 631, inclusive, 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): P128890 / 5100-004-655-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

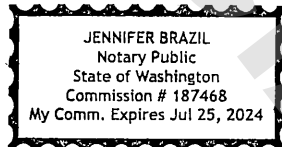
Dated: September 6, 2023Doris A. Benson
Doris A. BensonState of WashingtonCounty of SkagitThis record was acknowledged before me on 9-6-2023 by Doris A. Benson.Jennifer Brazil
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 7-25-2024

EXHIBIT "A"

Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof;
 Dated: July 31, 1969
 Recorded: August 11, 1969
 Recording No.: 729786, records of Skagit County, Washington
 Lessor: The Swinomish Indian Tribal Community, et al
 Lessee: Shelter Bay Company, a Washington corporation
 Affects: Said premises and other property
2. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof.
3. 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.
4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
 Recorded: July 8, 1970
 Recording No.: 740963, records of Skagit County, Washington
 Executed By: Shelter Bay Company, a Washington corporation

AMENDED by instruments:

Recording No.: 771239
 Recording No.: 8706120006
 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.: 200005100093
 Recording No.: 200105090101
 Recording No.: 200205160173
 Recording No.: 200501280090
 Recording No.: 200505190051
 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

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in the first Deed out from Shelter Bay Community, Inc.
6. Agreement, including the terms and conditions thereof; entered into;
 By: Shelter Bay Community, Inc.
 And Between: Shelter Bay Community Div. 1
 Recorded: February 26, 2009
 Recording No.: 200902260127, records of Skagit County, Washington
 Providing: special assessments

EXHIBIT "A"Exceptions
(continued)

7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
- Recording Date: March 17, 1992 and May 15, 1992
Recording No.: 9203170035
Recording No.: 9205150040
8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 202202030068
9. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc..
10. Dues, charges, and assessments, if any, levied by Shelter Bay Company.
11. City, county or local improvement district assessments, if any.