



202310050101

10/05/2023 02:32 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

When recorded return to:
Stephanie A. Rowland
544 Klamath Drive
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2023 8302
OCT 05 2023

Amount Paid \$ 2909.00
Skagit Co. Treasurer
By *LT* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245459487

CHICAGO TITLE
C 20054994

STATUTORY WARRANTY DEED

THE GRANTOR(S) Granite Property Investments, LLC, a Utah limited liability company, who acquired title as a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Stephanie A. Rowland, an unmarried woman

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 544, 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 Recording No. 737014, and amendment thereto recorded in Volume 66 of Official Records, page 462, under Recording 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): P99202 / 5100-003-544-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

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 No. 3:

Recording No.: 737014

Amended by instrument recorded under Recording No. 753731

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.

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 instruments:

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

STATUTORY WARRANTY DEED

(continued)

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.: 200905050046
Recording No.: 200905050047
Recording No.: 201105250120
Recording No.: 201305310138
Recording No.: 201506230053
Recording No.: 201607200052
Recording No.: 201808160044
Recording No.: 202106170048

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

AMENDED by instrument(s):
Recording No.: 9505160046
Recording No.: 9805070092

Agreement, including the terms and conditions thereof;
Between: Shelter Bay Community, Inc. and Shelter Bay Community Division No. 1
Recording Date: February 26, 2009
Recording No.: 200902260127
Providing: Special Assessments

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.: 202206090079

STATUTORY WARRANTY DEED
(continued)

Dated: October 4, 2023

Granite Property Investments, LLC
BY: Brian Phelps
Brian Phelps
Manager

BY: Stacy Phelps
Stacy Phelps
Manager

State of Washington
County of Whatcom

This record was acknowledged before me on October 4, 2023 by Brian Phelps and Stacy Phelps as Manager and Manager, respectively, of Granite Property Investments, LLC.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 8.29.2024

