



202310230130

10/23/2023 12:45 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor

When recorded return to:

Mark S. Ziegenbein and Leslie J. Ziegenbein
106 Shelter Bay Drive
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2023 - 8482
OCT 23 2023
Amount Paid \$ 2955.40
Skagit Co. Treasurer
By *JS* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620054604

Escrow No.: 620054604

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kristin Johanson, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Mark S. Ziegenbein and Leslie J. Ziegenbein, a married couple

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

The leasehold estate, as leasehold estate is defined in Section 1(h) of the Conditions and Stipulations
of the

policy to issue, created by the instrument herein referred to as the Lease which is identified as follows:

Recorded: May 25, 1975

Recording No.: 785689

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Fidalgo, Inc., a Washington corporation

Disclosed by: Memorandum of Lease

Term: June 30, 3044

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

Recorded: October 23, 2023

Auditor's No: 202310230129

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

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

Unit R-106, SHELTER BAY CONDOMINIUMS LOT ONE

Tax Parcel Number(s): P129662 / 5100-003-106-0000, S3302020167

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 10-10-23Kristin Johanson
Kristin JohansonState of WashingtonCounty of SkagitThis record was acknowledged before me on October 10, 2023 by Kristin Johanson.Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 03/01/2024

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129662 / 5100-003-106-0000 and S3302020167

Unit R-106, SHELTER BAY CONDOMINIUMS LOT ONE, according to Declaration thereof recorded May 15, 1973, under Auditor's File No. 785023, records of Skagit County, Washington; being a portion of Tract C of Survey of Shelter Bay Division No. 3, according to the map thereof on file in the office of the Auditor of Skagit County, Washington, and recorded under Auditor's File No. 737014, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof;

Dated: August 16, 1968
 Recorded: August 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.

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, 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,

Recorded: March 17, 1970
 Recording No.: 737015
 Executed By: Shelter Bay Company, a Washington corporation

Modification(s) of said covenants, conditions and restrictions,

Recording Nos.: 742573; 755472; 771237; 8706120004; 8907070110; 9005150058; 9107220050; 9107220051; 9205200023; 9205200024; 9205200025; 9505160046; 9605140103; 9705140180; 9805070092; 9905070119; 200005100092; 200005100093; 200105090101; 200205160173; 200501280090; 200505190051; 200505190052; 200712180107; 200802290010; 200905050047; 201105250120; 201305310138; 201506230053; 201808160044 and 202106170048

5. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and 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.

Recorded: May 14, 1973
 Recording No.: 785023

Modification(s) of said Declaration,

Recording Nos.: 9507190056; 9606070083; 9607120009; 200004180072; 200006010055; 200110050122; 200110050123; 200110050124; 200506270201 and 201908050073.

6. Provisions contained in the articles of incorporation and bylaws of Shelter Bay Community, Inc., including any liability to assessment lien.
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

EXHIBIT "B"Exceptions
(continued)

Recorded: January 29, 1993
Recording No.: 9301290035
Imposed By: Shelter Bay Community, Inc.

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instruments;

Recording No.: 728259
Recording No.: 9008070009
Imposed By: Shelter Bay Community, Inc.

AMENDED by instruments:

Recording No.: 9505160046
Recording No.: 9805070092

9. 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.
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Fidalgo Homeowners Association.
12. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc.
13. Dues, charges and assessments, if any, levied by Shelter Bay Company.

DigiSign Verified - 6e5ac530-4311-474a-93ff-3aebd8d8436f

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 19, 2023

between Mark S. Ziegenbein Leslie J. Ziegenbein ("Buyer")
Buyer Buyer
 and Kristin Johanson ("Seller")
Seller Seller
 concerning 106 Shelter Bay Dr 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.

Mark S. Ziegenbein 07/23/2023
 Buyer Date

Leslie J. Ziegenbein 07/23/2023
 Buyer Date

Kristin L. Johanson 7/19/23
 Seller Date

Seller Date