

**202310270065**10/27/2023 03:33 PM Pages: 1 of 6 Fees: \$208.50  
Skagit County Auditor

When recorded return to:  
Robert G Schumer and Kathleen L Schumer  
296 Nisqually Place  
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023 8572

OCT 27 2023

Amount Paid \$ 5483.40  
Skagit Co. Treasurer  
By KD Deputy

Filed for record at the request of:

**CHICAGO TITLE**  
COMPANY OF WASHINGTON425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620054794

**CHICAGO TITLE CO.**620054794  
**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Hendrik L Meuzelaar and Pieternella Wilhelmina Meuzelaar, 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 Robert G Schumer and Kathleen L Schumer, a married couple  
and Rebecca Schumer, an unmarried person

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

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

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

Lot(s): 296 Shelter Bay Div. 2

Tax Parcel Number(s): S340235168 / P129676 / 5100-002-296-0000

Leasehold estate, as created by the instrument herein referred to as the Lease which is  
identified as follows:

Dated: July 25, 1985  
Recorded: November 22, 1985  
Recording No.: 8511220011  
Lessor: Shelter Bay Company, a Washington corporation  
Lessee: Joseph A. Roper and Marian S. Roper,  
husband and wife  
Disclosed by: Memorandum of Lease

Assignment of Leasehold Estate and terms, provisions, .  
and conditions thereof.

Recorded: October 27, 2023Auditor's No. 202310270064

Subject to:

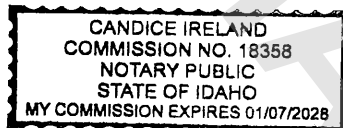
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED  
(continued)Dated: 10/18/2023Hendrik L. Meuzelaar

Hendrik L. Meuzelaar

Pieterella Wilhelmina Meuzelaar

Pieterella Wilhelmina Meuzelaar

State of IdahoCounty of BonnevilleThis record was acknowledged before me on October 18, 2023 by Hendrik L. Meuzelaar and Pieterella Wilhelmina Meuzelaar.(Signature of notary public) Candice IrelandNotary Public in and for the State of IdahoMy commission expires: 1-7-2028

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): S340235168 / P129676 / 5100-002-296-0000**

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Lot 296, "Revised Map of Survey of Shelter Bay Div. 2 Tribal and Allotted Lands of Swinomish Indian Reservations," as recorded March 17, 1970, in Volume 43 of official records, pages 833 through 838, under Auditor's File No. 737013, records of Skagit County, Washington.

Situate in Skagit County, Washington.

## EXHIBIT "B"

### Exceptions

#### 1. LEASE, INCLUDING TERMS AND CONDITIONS THEREOF:

Lessor: Swinomish Indian Tribal Community, Alvin Bobb, Cary Bobb, Margaret  
 Cagey, Emily Joe, et al  
 Lessee: Indian Bay Company  
 For A Term Of: 25 years, together with an option to renew for an additional 25 year  
 term  
 Dated: August 16, 1968  
 Recorded: April 8, 1969  
 Recording No.: 725143  
 (Said lease covers the subject property and other property)  
 The lessee's interest in said Lease is now held of record by Shelter Bay Company, a  
 Washington corporation.

A supplement and amendment of said Lease, dated February 11, 1969, was recorded May 14, 1969, under Auditor's File No. 726476. Said amendment provides that the terms of said Lease shall be for 75 years beginning July 1, 1969, reference to the record is hereby made for full particulars.

#### 2. 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, as set forth in the document

Recording Date: June 27, 1969  
 Recording No.: 728259

Modification(s) of said covenants, conditions and restrictions

Recording No.: 742573  
 Recording No.: 755472  
 Recording No.: 771237  
 Recording No.: 8706120004  
 Recording No.: 8907070110  
 Recording No.: 9107220051 being a re-recording of Recording No. 9005150058  
 Recording No.: 9107220050 being a re-recording of Recording No. 9105170025  
 Recording No.: 9205200023  
 Recording No.: 9205200024  
 Recording No.: 9205200025  
 Recording No.: 9406200066  
 Recording No.: 9505160046  
 Recording No.: 9605140103  
 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  
 Recording No.: 202106170048

#### 3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

**EXHIBIT "B"**Exceptions  
(continued)

Granted to: Gene Dunlap  
Purpose: Ingress, egress, drainage and underground utilities  
Recording Date: March 17, 1970  
Recording No.: 737018

4. Terms and conditions contained in Shelter Bay Community, Inc. Resolution No. 07-17 as recorded December 18, 2007, under Auditor's File No. 200712180107
5. Dues, charges and assements, if any, levied by Shelter Bay Company.
6. Dues, charges and assements, if any, levied by Shelter Bay Community, Inc..
7. City, county or local improvement district assessments, if any.
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."

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 September 22 2023  
between Rebecca Schumer Robert G Schumer Kathleen L Schumer ("Buyer")  
Buyer Buyer Buyer  
and Hendrik L Meuzelaar Pieterella Wilhelmina Meuzela ("Seller")  
Seller Seller  
concerning 296 Nisqually Place 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.

Authentication  
Rebecca Schumer 09/23/23  
Buyer Date  
Authentication  
Robert G Schumer 09/23/23  
Buyer Date  
Authentication  
Kathleen L Schumer 09/23/23

Hendrik L Meuzelaar 08-03'23  
Seller Date  
PW Meuzelaar 08-03'23  
Seller Date