



202312270028

12/27/2023 12:02 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

When recorded return to:

Karen J. Moore and Sharon R. Moore
435 Klickitat Drive
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 9174
DEC 27 2023

Amount Paid \$ 4941.00
Skagit Co. Treasurer
By LT Deputy

STG-48813
GNYWT
23-19604-70

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Judith D. Rosso**, an unmarried person for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Karen J. Moore and Sharon R. Moore**, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

A Leasehold Estate, as created by the instrument herein referred to as the Memorandum of Lease, the terms and provisions thereof:

Lessor: Shelter Bay Company, a Washington corporation
Lessee: William E. Robison and Neva L. Robison, husband and wife
Dated: MARCH 8, 1971
Recorded: MARCH 18, 1971
Auditor's No.: 749905

ASSIGNMENT OF SUBLEASE BY SUCCESSIVE ASSIGNMENTS AND THE TERMS AND CONDITIONS THEREOF:

Recorded: December 17, 2023
Auditors File No. 202312270027

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.

Abbreviated Legal: (Required if full legal not inserted above.)
Lot 435, SHELTER BAY DIV. 3

Tax Parcel Number(s): 5100-003-435-0000 and P84432

Dated: Dec 26, 2023

Judith D. Rosso
Judith D. Rosso

State of Washington
County of Island Skagit

This record was acknowledged before me on 26 day of December, 2023 by
Judith D. Rosso.



Kristan Stevens
Printed name: Kristan Stevens
Notary Public
My commission expires: 07-28-2027

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 435, "SURVEY OF SHELTER BAY DIVISION NO. 3, Tribal and Allotted Lands of Swinomish Indian Reservation", as recorded in Volume 43 of Official Records, Pages 839 to 842, inclusive, 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.