



202401260038

01/26/2024 01:30 PM Pages: 1 of 8 Fees: \$308.50
Skagit County Auditor

When recorded return to:
Eric Forbes and Laura Forbes
5261st Avenue S, Unit 204
Seattle, WA 98104

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20249426
JAN 26 2024

Amount Paid \$ 4,305.40
Skagit Co. Treasurer
By *KO* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620054489

CHICAGO TITLE
620054489

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lee P. Tavoularis and Pamela R. Tavoularis, 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 Eric Forbes and Laura Forbes, a married couple

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: February 1, 1979

Recorded: October 29, 1984

Recording No: 8410290048

Lessor: Fidalgo, Inc.

Lessee: Raymond L. Larsen and Carole Marie Larsen, husband and wife

Disclosed by: Memorandum of Lease Agreement

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

Recorded: January 26, 2024

Auditor's No.: 202401260037

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Abbreviated Legal: (Required if full legal not inserted above.)

LT 899, SHELTER BAY DIV 5

Tax Parcel Number(s): P129542 / 5100-005-899-0000, S3302020473

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: Jan. 24, 2024Pamela R. Tavoularis
Pamela R. TavoularisLee P. Tavoularis
Lee P. TavoularisState of Washington
County of SnohomishThis record was acknowledged before me on 1-24-24 by Lee P. Tavoularis and Pamela R. Tavoularis.Martin E. Lehr
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 2-9-27

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129542 / 5100-005-899-0000 and S3302020473

Lot No. 899, Amended Survey of Shelter Bay Div. 5 Tribal and Allotted Lands of Swinomish Indian Reservation, as recorded on June 2, 1976 in Volume 1 of Surveys, pages 184 through 186, inclusive, records of Skagit County, Washington, under Auditor's File No. 836134.

TOGETHER WITH a non-exclusive easement for ingress and egress, over and across the following described portion of lot 571, Survey of Shelter Bay Div. 3, Tribal and Allotted Lands of Swinomish Indian Reservation, as recorded in Volume 473 of Official Records, pages 839 to 842, inclusive, records of Skagit County Washington:

Beginning at the Northwest corner of Lot 571;

Thence North 86°06'18" East, a distance of 30 feet to the true point of beginning;

Thence North 86°06'18" East a distance of 32.98 feet to a curve whose radius point bears North 3°53'42" West, a distance of 165 feet;

Thence Easterly along the arc of said curve through a central angle of 17°18'40", a distance of 49.85 feet;

Thence South 0°51'45" West, a distance of 70 feet;

Thence North 54°39'29" West, a distance of 98.48 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Amended Survey of Shelter Bay Div. 5, recorded in Volume 1 of Surveys, Pages 184 through 186:

Recording No: 836134

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: March 17, 1970
 Recording No.: 737017
 Executed By: Shelter Bay Company, a Washington corporation

AMENDED by instruments:

Recording Date: August 19, 1970
 Recording No.: 742573

Recording Date: July 16, 1971
 Recording No.: 755472

Recording Date: July 18, 1972
 Recording No.: 771237

Recording Date: June 12, 1987
 Recording No.: 8706120004

Recording Date: July 7, 1989
 Recording No.: 8907070110

Recording Date: May 15, 1990
 Recording No.: 9005150058

Recording Date: July 22, 1991
 Recording No.: 9107220050

Recording Date: July 22, 1991
 Recording No.: 9107220051

Recording Date: May 20, 1992
 Recording No.: 9205200023

Recording Date: May 20, 1992
 Recording No.: 9205200024

Recording Date: May 20, 1992
 Recording No.: 9205200025

Recording Date: May 16, 1995
 Recording No.: 9505160046

Recording Date: May 14, 1996
 Recording No.: 9605140103

Recording Date: May 14, 1997
 Recording No.: 9705140180

Recording Date: May 7, 1998

EXHIBIT "B"Exceptions
(continued)

Recording No.: 9805070092

Recording Date: May 7, 1999
Recording No.: 9905070119

Recording Date: May 10, 2000
Recording No.: 200005100092

Recording Date: May 10, 2000
Recording No.: 200005100093

Recording Date: May 9, 2001
Recording No.: 200105090101

Recording Date: May 16, 2002
Recording No.: 200205160173

Recording Date: January 28, 2005
Recording No.: 200501280090

Recording Date: May 19, 2005
Recording No.: 200505190051

Recording Date: May 19, 2005
Recording No.: 200505190052

Recording Date: December 18, 2007
Recording No.: 200712180107

Recording Date: February 29, 2008
Recording No.: 200802290010

Recording Date: May 5, 2009
Recording No.: 200905050047

Recording Date: May 25, 2011
Recording No.: 201105250120

Recording Date: May 31, 2013
Recording No.: 201305310138

Recording Date: June 23, 2015
Recording No.: 201506230053

Recording Date: July 20, 2016
Recording No.: 201607200052

Recording Date: September 5, 2017
Recording No.: 201709050133

Recording Date: August 16, 2018
Recording No.: 201808160044

Recording Date: June 17, 2021
Recording No.: 202106170048

3. Liens and charges as set forth in the above mentioned declaration,

Payable to: Shelter Bay Community, Inc.

4. Agreement, including the terms and conditions thereof; entered into;
By: Shelter Bay Community, Inc.
And Between: Shelter Bay Community Division No. 1
Recorded: February 26, 2009
Recording No.: 200902260127
Providing: Special Assessments

EXHIBIT "B"Exceptions
(continued)

5. Water rights, claims or title to water within the boundaries of the Swinomish Indian Reservation.
6. Restrictions, including any restraint against alienation, as contained in the deed or the federal patent and the act authorizing the issuance thereof, under which title is vested.
7. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: August 16, 1968
Lessor: The Swinomish Indian Tribal Community, et al
Lessee: Indian Bay Company
Recording Date: April 8, 1969
Recording No.: 725143

(Said lease covers the subject property and other property)
8. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof, and the effect of any failure to comply with the terms covenants, conditions and provisions thereof.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Shelter Bay Company.
11. Assessments, if any, levied by Shelter Bay Community, Inc..