



202403050027

03/05/2024 02:02 PM Pages: 1 of 8 Fees: \$308.50  
Skagit County Auditor

**When recorded return to:**

Megan S. O'Bryan  
Double Negative, LLC  
3018 Commercial Ave  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620055067

**CHICAGO TITLE**

620055067

**STATUTORY WARRANTY DEED**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024 9779  
MAR 05 2024

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *BW* Deputy

THE GRANTOR(S) Karen R. Williams, Trustee of the Karen R. Williams Revocable Trust and Robert C. Gray, Trustee of the Robert C. Gray Revocable Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Double Negative, LLC, a Washington limited liability company

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.)

Lt 356, Revised Map of Survey Shelter Bay Div. II

Tax Parcel Number(s): P84353 / 5100-002-356-0000

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

Dated: June 14, 1973  
Recorded: June 19, 1973  
Recording No.: 786661  
Lessor: Shelter Bay Company, a Washington corporation  
Lessee: Robert E. Polachek and Barbara J. Polachek, husband and wife

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

Recorded: March 5, 2024

Auditor's No.: 202403050026

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 2, 2024

Karen R. Williams, Trustee of the Karen R. Williams Revocable Trust

BY: Karen Williams Trustee  
Karen R. Williams  
Trustee

Robert C. Gray, Trustee of the Robert C. Gray Revocable Trust

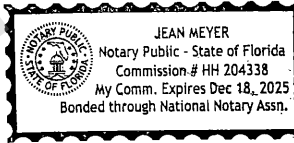
BY: Robert C. Gray Trustee  
Robert C. Gray  
Trustee

State of Florida

County of Sarasota

This record was acknowledged before me on March 2, 2024 by Karen R. Williams as Trustee of Karen R. Williams, Trustee of the Karen R. Williams Revocable Trust.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Florida  
My appointment expires: 12/18/2025

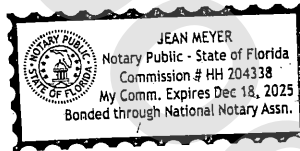


State of Florida

County of Sarasota

This record was acknowledged before me on March 2, 2024 by Robert C. Gray as Trustee of Robert C. Gray, Trustee of the Robert C. Gray Revocable Trust.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Florida  
My appointment expires: 12/18/2025



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P84353 / 5100-002-356-0000**

Lot 356, Revised Map of Survey of Shelter Bay Div. 2, Tribal and Allotted Lands of Swinomish Indian Reservations, as recorded March 17, 1970, Volume 43 of official Records, Pages 833 through 838, under Auditor's File No. 737013 records of Skagit County, Washington.

Situate in 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: April 8, 1969
  - Recording No.: 725143
  - Lessor: The Swinomish Indian Tribal Community, et al
  - Lessee: Shelter Bay Company, a Washington corporation
  - For a Term of: 25 years, together with an option to renew for an additional 25 year term
  - Affects: said premises and other property
  
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 and easements 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
  - Recorded: June 27, 1969
  - Recording No.: 728259
  - Executed By: Shelter Bay Company, a Washington corporation

Recording Nos.: 742573, 755472, 771237, 8706120004, 8907070110, 9107220051 (re-recording of portion of instrument 9005150058), 9107220050 (re-recording of portion of instrument 9105170025), 9205200023, 9205200024, 9205200025, 9406200066, 9505160046, 9605140103, 9705140180, 9805070092, 9905070119, 200005100092, 200005100093, 200105090101, 200205160173, 200501280090, 200505190051, 200505190052, 200712180107, 200802290010, 200905050047, 201105250120, 201305310138, 201506230053, 201607200052, 201808160044 and 202106170048
  
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
  - Granted to: Gene Dunlap
  - Purpose: ingress, egress, drainage and underground utilities
  - Recording Date: March 17, 1970
  - Recording No.: 737018
  - Affects: as described in said instrument
  
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
  - Granted to: Swinomish Indian Tribe
  - Purpose: to excavate for, install, replace, improve, maintain and use an 8 inch diameter water main, concrete meter vault and appurtenances
  - Recording Date: August 15, 1975
  - Recording No.: 821974
  - Affects: exact location and extent of easement is undisclosed of record
  
7. Terms and conditions contained in Shelter Bay Community, Inc. Resolution No. 07-17 as recorded December 18, 2007, under Recording No. 200712180107.
  
8. 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: 200612130009

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

9. Agreement, including the terms and conditions thereof; entered into;

By: Shelter Bay Community, Inc.  
And Between: Shelter Bay Community Div. 1  
Recorded: February 26, 2009  
Recording No.: 200902260127  
Providing: special assessments

10. 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."

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

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 February 09, 2024  
between Double Negative, LLC. ("Buyer")  
Buyer Karen R Williams Robert C Gray ("Seller")  
Seller  
concerning 356 Stillaguamish 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.

Authenticator  
MAH 02/09/2024  
Buyer Date

Authenticator *Karen R. Williams*  
Karen R Williams 02/09/24  
Seller Date  
Authenticator *Robert C Gray*  
Robert C Gray 02/09/24  
Seller Date