



202404010049

04/01/2024 02:23 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor

When recorded return to:  
Michael Joseph Cladoosby-Page  
9862 Sunset Dr  
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20240088  
APR 01 2024

Amount Paid \$0  
Skagit Co. Treasurer  
By KA Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620055829

STATUTORY WARRANTY DEED

CHICAGO TITLE  
620055829

THE GRANTOR(S) Raymond D. Graham and Lisa E. Graham, 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 Michael Joseph Cladoosby-Page, an unmarried man

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

LOT 726, SURVEY OF SHELTER BAY DIV. 4, TRIBAL AND ALLOTTED LANDS OF SWINOMISH INDIAN RESERVATION, AS RECORDED IN VOLUME 48 OF OFFICIAL RECORDS, PAGES 627 THROUGH 631, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P6943 / 5100-004-726-0000

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

Dated: January 1, 1975

Recording Date: January 2, 1975

Recording No.: 811916

Lessor: Shelter Bay Company, a Washington corporation

Lessee: James H. Elsom and Anne D. Elsom, husband and wife

Disclosed by: Memorandum of Lease

The Lessee's interest was assigned by successive instruments, the last of which was

Recording Date: June 1, 2007

Recording No.: 200706010136

Assignee: Raymond D. Graham and Lisa E. Graham, husband and wife

Assignment of Leasehold Estate and terms, provisions and conditions thereof

Recorded: April 1 2024

Auditor's No. 202404010048

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

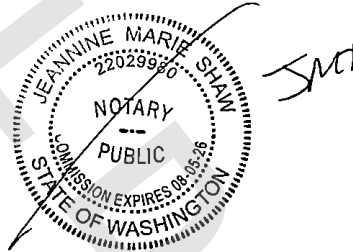
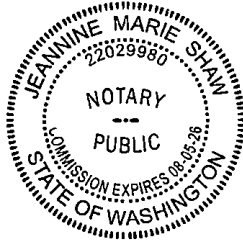
Dated: 3/28/2024

Raymond D. Graham  
Raymond D. Graham  
Lisa E. Graham  
Lisa E. Graham

State of Washington  
County of King

This record was acknowledged before me on 03/28/24 by Raymond D. Graham and Lisa E. Graham.

Jm  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 08/03/26



**EXHIBIT "A"**  
Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof;  
Dated: July 31, 1969  
Recorded: August 11, 1969  
Recording No.: 729786  
Lessor: The Swinomish Indian Tribal Community, et al  
Lessee: Shelter Bay Company, a Washington corporation  
Affects: Said premises and other property
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 of Shelter Bay, Division No. 4 in Volume 48, Pages 627 through 631:

Recording No: 740962

3. 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: July 8, 1970  
Recording No.: 740963

Modification(s) of said covenants, conditions and restrictions

Recording No.: 771239  
Recording No.: 8706120006  
Recording No.: 8907070110  
Recording No.: 9107220050 (re-record of Recording No. 9105170025)  
Recording No.: 9107220051 (re-record of Recording No. 9005150058)  
Recording No.: 9205200023  
Recording No.: 9205200024  
Recording No.: 9205200025  
Recording No.: 9406200066  
Recording No.: 9505160046  
Recording No.: 9605140103  
Recording No.: 9705140180  
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.: 200802290010  
Recording No.: 200905050047  
Recording No.: 201105250120  
Recording No.: 201305310138  
Recording No.: 201506230053  
Recording No.: 201607200052  
Recording No.: 201808160044  
Recording No.: 202106170048

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument:

Recorded: July 8, 1970 and May 16, 1995  
Recording No.: 740963  
Recording No.: 9505160046

**EXHIBIT "A"**  
Exceptions  
(continued)

Imposed By: Shelter Bay Community, Inc.

5. Agreement and the terms and conditions thereof:

Between: Shelter Bay Community, Inc. and Shelter Bay Community Division No. 2  
Recording Date: February 26, 2009  
Recording No.: 200902260127  
Providing: Special Assessments

6. City, county or local improvement district assessments, if any.
7. Dues, charges and assessments, if any, levied by Shelter Bay Company.
8. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.

Authentisign ID: 882807020829829669424500AA588

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 22, 2024

between Michael Joseph Cladoosby-Page ("Buyer")  
Buyer Buyer  
and Raymond Graham Lisa Graham ("Seller")  
Seller Seller  
concerning 726 Shelter Bay Drive 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.

Authentisign  
Michael Joseph Cladoosby-Page 03/15/2024  
Buyer Date

Authentisign  
Raymond D. Graham 03/15/2024  
Seller Date

Authentisign  
Lisa E. Graham 03/15/2024  
Seller Date