



202404120061

04/12/2024 03:18 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024 0232  
APR 12 2024

Amount Paid \$ 8850.00  
Skagit Co. Treasurer  
By CT Deputy

When recorded return to:

Julieth Jreige  
153 Swinomish Drive  
La Conner, WA 98257

209077-CT

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S)** Diana L. Boyd, Personal Representative for The Estate of Brian R. Boyd, deceased

for and in consideration of \$10.00 and other good and valuable consideration in hand paid, conveys, and warrants to Julieth Jreige, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

Leasehold Estate affects the following land created by instrument herein referred to as the Lease which is identified as follows:

ASSIGNMENT OF SUBLEASE BY SUCCESSIVE ASSIGNMENTS:

Assignee: Brian R. Boyd  
Dated: October 31, 2022  
Recorded: November 1, 2022  
Auditor's File No.: 202211010052

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

Recorded on April 12, 2024 Auditor's File No.: 202404120059

For Full Legal See attached "Exhibit A"

Subject to: See Attached Exhibit attached hereto and made a part hereof.

Abbreviated Legal: Lot 153, Shelter Bay, Div. #2; with dock easement

Tax Parcel Number(s): 5100-002-153-0000/P129022

LPB 10-05

Dated: 4/9/24

The Estate of <sup>Brian</sup>~~Bryan~~ R. Boyd, ~~OB~~, PR

By: Diana L. Boyd, PR  
Diana L. Boyd, Personal Representative

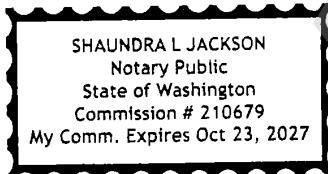
State of Washington

County of King

This record was acknowledged before me on 4/9/2024 by Diana L Boyd  
as Personal Representative of The Estate of Brian R Boyd.

Shaundra L Jackson  
Notary Public

My commission expires: 10/23/2027



**EXHIBIT "A"**

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

**PARCEL "A":**

A leasehold interest in the following described tract:

Lot 153, "REVISED MAP OF SURVEY OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservation," as recorded in Volume 43 of Official Records, page 833, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

A leasehold possessory estate as set forth in that certain "Agreement for Dock Easement", recorded June 17, 1981, under Auditor's File No. 8106170031.

Situate in the County of Skagit, State of Washington.

**EXHIBIT 'A'****SUBJECT TO:****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

Auditor's No.: 725143

(Said lease covers the subject premises and other lands)

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.

**COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL****ORIGIN:**

Declaration Dated: June 18, 1969

Recorded: June 27, 1969

Auditor's No.: 728259

Executed By: Shelter Bay Company, a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS AND BY-LAWS WERE AMENDED BY THE FOLLOWING:

Auditor's 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

**EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:**

Grantee: Gene Dunlap

Purpose: Ingress, egress, drainage and underground utilities

Recorded: March 17, 1970

Auditor's No.: 737018

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Swinomish Indian Tribe

Purpose: To excavate for, install, replace, improve, maintain and use an 8 inch diameter water main, concrete meter vault and appurtenances

Area Affected: Exact location and extent of easement is undisclosed of record

Recorded: August 15, 1975

Auditor's No.: 821974

Any law, ordinance or regulation of an Indian Tribe or Nation including, but not limited to, building and zoning ordinances, restricting or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance, or regulation.  
Rights of eminent domain or rights of police power exercised by an Indian Tribe or Nation unless notice of the exercise of such rights appears in the public records at Date of Policy.

**EXHIBIT 'A'****SUBJECT TO:**

Terms and conditions contained in Shelter Bay Community, Inc. Resolution No. 07-17 as recorded December 18, 2007, under Auditor's File No. 200712180107 .

**AGREEMENT AND THE TERMS AND CONDITIONS THEREOF**

Between: Shelter Bay Community, Inc.

And: Shelter Bay Community Div. 1

Recorded: February 26, 2009

Auditor's No.: 200902260127

Regarding: Special assessments

**EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:**

Grantee: Owners of Lots 168/169

Purpose: Usage of dock easement

Recorded: April 3, 1979

Auditor's File No.: 7904030040

Assigned interest to Donald A. Johnson and Anne Marie Johnson, Co-Trustees of the Donald A. Johnson Family Trust, dated

April 4, 2014, by instrument recorded July 12, 2013, under Auditor's File No. 201708140102 .

Matters as disclosed by survey recorded July 30, 2004 under Auditor's File No. 200407300191 in records of Skagit County, Washington.

(Affects: A portion of subject premises and other lands)

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

Shelter Bay Swinomish Indian Reservation, Dock Easement and the terms and conditions thereof as recorded June 17, 1981 under Auditor's File No. 8106170031 .

Matters as disclosed by survey recorded September 15, 2000 under Auditor's File No. 200009150054 in records of Skagit County, Washington.

(Affects: A portion of subject premises and other lands)

Assessments, if any, due and owing Swinomish Tax Authority.

Assessments, if any, due and owing Shelter Bay Community Inc.

**LEASE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Richard W. Barger and Mary M. Barger, husband and wife

Dated: August 25, 1973

Recorded: August 31, 1973

Auditor's File No.: 790258

**ASSIGNMENT OF SUBLEASE BY SUCCESSIVE ASSIGNMENTS:**

Assignee: Brian R. Boyd

Dated: October 31, 2022

Recorded: November 1, 2022

Auditor's File No.: 202211010051