



202404300047

04/30/2024 02:04 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor

**When recorded return to:**

Jeffrey S. Dye and Tina K. Dye  
328 13th Avenue  
Kirkland, WA 98033

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024-0440  
APR 30 2024

Amount Paid \$ 6,155.40  
By  Skagit Co. Treasurer Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620055971

CHICAGO TITLE  
620055971

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Fred Dahl, Jr., an unmarried person, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Jeffrey S. Dye and Tina K. Dye, a married couple

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.)

Lot(s): 156 REVISED MAP OF SURVEY OF SHELTER BAY DIV. 2

Tax Parcel Number(s): P129025 / 5100-002-156-0000 / S3402360039

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

Dated: May 18, 1975

Recorded: May 16, 1975

Recording No.: 817608

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Robert J. Wright and Elizabeth M.

Wright, husband and wife Disclosed by: Memorandum  
of Lease

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

Recorded: 4/30/2024

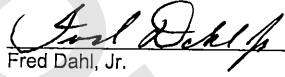
Auditor's No.: 202404300046

Subject to:

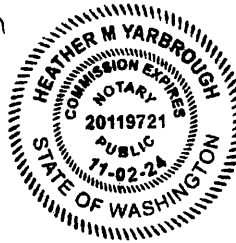
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

## STATUTORY WARRANTY DEED

(continued)

Dated: 4-25-24  
Fred Dahl, Jr.State of WashingtonCounty of SkagitThis record was acknowledged before me on 4-25-24 by Fred Dahl, Jr..

(Signature of notary public)

Notary Public in and for the State of WashingtonMy commission expires: 11-02-24

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P129025 / 5100-002-156-0000 / S3402360039**

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Lot 156, "Revised Map of Survey of Shelter Bay Div. 2 Tribal and Allotted Lands of Swinomish Indian Reservations," as recorded March 17, 1970, in Volume 43 of official records, pages 833 through 838, records of Skagit County, Washington.

Together with the following described parcel:

Beginning at the most westerly corner of Lot 156; thence South 34°00'00" West to an intersection with the line of mean high tide; thence Easterly along the line of mean high tide to an intersection with a line projected South 34°00'00" East from the most Easterly corner of Lot 156; thence North 34°00'00" West to the most Easterly corner of Lot 156; thence South 63°40'32" West a distance of 103.37 feet; thence North 34°00'00" West a distance of 60.00 feet to the point of beginning.

Situate in the 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: August 8, 1969  
 Recording No.: 725143  
 Lessor: The Swinomish Indian Tribal Community, et al  
 Lessee: Indian Bay Company, now Shelter Bay Company  
 Affects: Said premises and other property

Supplemented and Amended by instrument:

Recorded: May 14, 1969  
 Recording No.: 726476

As amended, the Leasehold term is 75 years from July 1, 1969.

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 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: June 27, 1969  
 Recording No.: 728259

Modification(s) of said covenants, conditions and restrictions

Recording No.: 742573  
 Recording No.: 755472  
 Recording No.: 771237  
 Recording No.: 8706120004  
 Recording No.: 8907070110  
 Recording No.: 9107220051 being a re-recording of Recording No. 9005150058  
 Recording No.: 9107220050 being a re-recording of Recording No. 9105170025  
 Recording No.: 9205200023  
 Recording No.: 9205200024  
 Recording No.: 9205200025  
 Recording No.: 9406200066  
 Recording No.: 9505160046  
 Recording No.: 9605140103  
 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.: 200712180107  
 Recording No.: 200802290010  
 Recording No.: 200905050047  
 Recording No.: 201105250120  
 Recording No.: 201305310138  
 Recording No.: 201506230053  
 Recording No.: 201607200052  
 Recording No.: 201808160044  
 Recording No.: 202106170048

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

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
6. Terms and conditions contained in Shelter Bay Community, Inc. Resolution No. 07-17 as recorded December 18, 2007, under recording number 200712180107
7. 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
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: 200306120105
9. Any failure to comply with terms and conditions contained in the instrument creating the easement described as
- Purpose: Dock easement  
Recording Date: August 19, 1973  
Recording No.: 8106170036
- Reference is hereby made to said document for full particulars.
10. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
11. City, county or local improvement district assessments, if any.
12. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc.
13. Dues, charges and assessments, if any, levied by Shelter Bay Company.