



202405200051

05/20/2024 01:55 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

When recorded return to:

Patricia L. Agrelius
696 Shelter Bay Drive
La Conner, WA 98257

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2024 0658
MAY 20 2024

Amount Paid \$ 1894.60
Skagit Co. Treasurer
By *CT* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
L20056248

Escrow No.: 620056248

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lynne Lovejoy, an unmarried person, as her 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 Patricia L. Agrelius, an unmarried person

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 696 SHELTER BAY DIV. 4

Tax Parcel Number(s): P129404 / 5100-004-696-0000, S3302020354

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

Dated: August 11, 1975 Recorded: August 15, 1975

Auditor's No.: 862684, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Hugh F. Smith and Lawana Smith, husband and wife

Disclosed by: Memorandum of Lease

Term: For a period of time terminating on June 30, 2044

Assignment of Leasehold Estate and terms, provisions and conditions thereof

Recorded May 20, 2024, Auditor's No: 202405200050

STATUTORY WARRANTY DEED
(continued)

Subject to:

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

Dated: May 17, 2024

Lynne Lovejoy
Lynne Lovejoy

State of Washington
County of SKAGIT

This record was acknowledged before me on MAY 17, 2024 by Lynne Lovejoy.

Lorrie J. Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2024

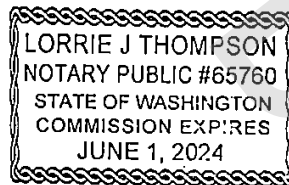


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129404 / 5100-004-696-0000 and S3302020354

Lot 696, SURVEY OF SHELTER BAY DIVISION 4, according to the survey recorded July 8, 1970 in Volume 48 of Official Records, pages 627 through 631, under Auditor's File No. 740962, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof;
 Dated: July 31, 1969
 Recorded: August 11, 1969
 Auditor's No.: 729786, records of Skagit County, Washington
 Lessor: The Swinomish Indian Tribal Community, et al
 Lessee: Shelter Bay Company, a Washington corporation
 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 Exhibit 'B' which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Exhibit 'B'.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: April 20, 1993
 Recording No.: 9304200098
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded:
 Auditor's No(s): 740963 and 9505160046, records of Skagit County, Washington
 Imposed By: Shelter Bay Community, Inc.
6. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
 Recorded: July 8, 1970
 Auditor's No(s): 740963, records of Skagit County, Washington
 Executed By: Shelter Bay Company, a Washington corporation
 Amended by instrument:
 Recorded: July 18, 1972; June 12, 1987; July 7, 1989; May 15, 1990; July 22, 1991; May 20, 1992; May 16, 1995; May 14, 1996; May 14, 1997; May 7, 1998, May 7, 1999, May 10, 2000, May 9, 2001; May 16, 2002; January 28, 2005; May 19, 2005; December 18, 2007; February 29, 2008, May 5, 2009, May 25, 2011, May 31, 2013, June 23, 2015, July 20, 2016, August 16, 2018 and June 17, 2021
 Auditor's No.: 771239; 8706120006; 8907070110; 9005150058; 9105170025; 9107220050; 9107220051; 9205200023; 9205200024; 9205200025; 9505160046;

EXHIBIT "B"Exceptions
(continued)

9605140103; 9705140180; 9805070092; 9905070119, 200005100092, 200005100093, 200105090101, 200205160173, 200501280090, 200505190051, 200505190052, 200712180107, 200802290010 200905050047, 201105250120, 201305310138, 201506230053, 201607200052, 201808160044 and 202106170048 records of Skagit County, Washington

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
Auditor's No. 200902260127, records of Skagit County, Washington
Providing: special assessments
8. City, county or local improvement district assessments, if any.
9. Dues, charges and assessments, if any, levied by Shelter Bay Company.
10. 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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 4/18/2024
between Patricia Aguilera ("Buyer")
and Lynne Lovejoy ("Seller")
concerning 696 Shelter Bay Dr. 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.

Patricia L Aguilera 4.18.24
Buyer Date

Lynne Lovejoy 4/18/24
Seller Date

Buyer Date

Seller Date