



202407100050

07/10/2024 01:26 PM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor

When recorded return to:  
Charles Thomas Boggs  
3 Kootenai Place  
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024 1277  
JUL 10 2024

Amount Paid \$ 2803.40  
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

Escrow No.: 620055858

CHICAGO TITLE CO.

620055858

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary Jane Penman, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys and warrants to Charles Thomas Boggs, 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.)

TRACT I-3 Shelter Bay Div. 5

Tax Parcel Number(s): S3302020390 / P128933 / 5100-005-003-0000

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

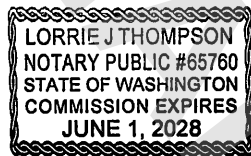
Dated: December 19, 1984  
Recorded: March 12, 1985  
Recording No.: 8503120033 records of Skagit County Washington  
Lessor: Shelter Bay Company, a Washington Corporation  
Lessee: Shelter Bay Company Inc. a Washington Corporation  
Disclosed by Memorandum of Lease

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

Recorded: July 10, 2024 Auditor's No: 202407100049

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: 7.3.24Mary Jane Penman  
Mary Jane PenmanState of WASHINGTONCounty of SKAGITThis record was acknowledged before me on July 3, 2024 by Mary Jane Penman.Lorrie J Thompson  
(Signature of notary public)  
Notary Public in and for the State of WASHINGTON  
My appointment expires: 6-1-2028

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): S3302020390 / P128933 / 5100-005-003-0000**

Tract "I-3", as shown on Survey recorded in Volume 3 of Surveys, page 156, under Auditor's File No. 8112180036, records of Skagit County, Washington;  
being a portion of that certain Tract "I", shown on Amended Survey of Shelter Bay Div. 5, Tribal and Allotted Lands of Swinomish Indian Reservation, as recorded on June 2, 1976, as recorded in Volume 1 of Surveys, pages 184 through 186, inclusive, records of Skagit County, Washington, under Auditor's File No. 836134, described as follows:

Beginning at the Northeast corner of said Tract "I";  
thence North 87°02'30" West along the North line thereof, 128.93 feet;  
thence South 2°57'30" West a distance of 118.25 feet to the South line of said Tract "I";  
thence North 76°26'01" East along the South line thereof, 134.48 feet to the Southeast corner thereof;  
thence North 2°57'30" East along the East line thereof, a distance of 80.00 feet to the Northeast corner thereof and the Point of Beginning.

Together with a 20 foot wide easement for ingress, egress and utilities, the West line of which is described as follows:

Beginning at the Northeast corner of Tract "I" as herein before described;  
thence North 87°02'30" West a distance of 128.93 feet to the Point of Beginning of this line description;  
thence North 2°57'30" East, a distance of 34.45 feet to the South right of way line of Kootenai Place as shown on the above referred survey and the terminal point of this line description.

Situate in Skagit County, Washington.

## EXHIBIT "B"

### Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 

Purpose: Ingress and egress, drainage and underground utilities  
 Recording Date: March 17, 1970  
 Recording No.: 737018
3. 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 Shelter Bay Division 5:
 

Recording No: 836134
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
 

Recording No.: 836136

Modification(s) of said covenants, conditions and restrictions

Recording No.: 838370, 8706120007, 8907070110, 9107220050, 9107220051, 9205200023, 9205200024, 9205200025, 9406200066, 9605140103, 200005100092, 200205160173 and 200501280090
5. 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: 8112180036
6. 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."

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

7. Assessments, if any, levied by Swinomish Indian Tribal Community.
8. City, county or local improvement district assessments, if any.
9. ASSESSMENT FOR SEWER AND WATER IMPROVEMENTS BY THE SWINOMISH INDIAN TRIBAL COMMUNITY FOR RESERVATION UTILITY IMPROVEMENT DISTRICTS NOS. 89001 AND 89002, IN THE ORIGINAL AMOUNT OF , PAYABLE IN MONTHLY INSTALLMENTS BEGINNING MARCH 15, 1995, INCLUDING INTEREST THEREON AT A VARIABLE RATE.
- Payment information on said assessments may be obtained from the Swinomish Utility Authority at (360)466-4081.
10. A lease with certain terms, covenants, conditions and provisions set forth therein.
- Dated: August 16, 1968  
Lessor: The Swinomish Indian Tribal Community  
Lessee: Indian Bay Company, now Shelter Bay Company  
Recording Date: April 8, 1969  
Recording No.: 725143
11. A lease with certain terms, covenants, conditions and provisions set forth therein.
- Dated: December 19, 1984  
Lessor: Shelter Bay Company, a Washington corporation  
Lessee: Shelter Bay Community, Inc. a Washington corporation  
Recording Date: March 12, 1985  
Recording No.: 8503120033
- Shelter Bay Assignment of Sublease by successive assignments, and the terms and conditions thereof:
- Dated: July 7, 2005  
Recorded: July 11, 2005  
Recording No.: 200507110114  
Assignee: Mary Jane Penman, an unmarried woman, as her separate estate
12. 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.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 11, 2024  
between Charles Boggs ("Buyer")  
Buyer Buyer  
and Mary Jane Penman ("Seller")  
Seller Seller  
concerning Kootenai Pl 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.

Mary Jane Penman 3.14.24  
Buyer Date Seller Date  
Authentication  
Charles Boggs 06/11/24  
Buyer Date Seller Date