

When Recorded return to:

Sarah E. Smith
Mullavey, Prout, Grenley & Foe
P.O. Box 70567
Seattle, WA 98127

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20241328
Date 07/15/2024

QUIT CLAIM DEED

Reference Numbers of Related Document: 202209290043
Grantor: **James M. Greer**, an unmarried person
Grantee: **James M. Greer**, as Trustee of the James M. Greer
Living Trust U/T/D 8/19/14
Abbreviated Legal Description: PTN OF LT 177, "REVISED MAP OF SURVEY OF
SHELTER BAY DIV. 2, TRIBAL AND ALLOTTED
LANDS OF SWINOMISH INDIAN
RESERVATION
Assessor's Tax/Parcel Number: P129045 / 5100-002-177-0000
Property Address: 177 Suquamish Way
La Conner, Washington 98257

THE GRANTOR, **James M. Greer**, an unmarried person, for and in consideration of transfer to a revocable living trust, conveys and quit claims to **James M. Greer**, as Trustee of the James M. Greer Living Trust U/T/D 8/19/14, the portion of the following described real properties owned by the Grantor, and situated in the County of Skagit, State of Washington including any interest therein which Grantor may hereafter acquire:

See Exhibit A attached hereto and made a part hereof.

Subject to:

See Exhibit B attached hereto and made part hereof.

NOTE: This document was prepared from information supplied to preparer by one or both parties to this document, and no title examination was required in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title to this property.

2023.

James M. Greer

On this day personally appeared before me **James M. Greer** to me known to be the individual described herein and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Official seal this 20th day of June, 2023.

Printed name: Sarah E. Smith

My Commission Expires: 2-21-26

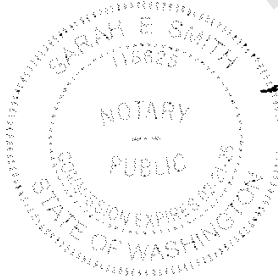


EXHIBIT A

For APN/Parcel ID(s): P129045 / 5100-002-177-0000

LOT 177, "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;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

**BEGINNING AT THE MOST EASTERLY CORNER OF LOT 177;
THENCE NORTH 40 DEG. 37'30" EAST TO THE LINE OF MEAN HIGH TIDE;
THENCE NORTHWESTERLY ALONG THE LINE OF MEAN HIGH TIDE TO AN INTERSECTION
WITH A LINE PROJECTED NORTH 49 DEG. 37' 30" EAST FROM THE MOST NORTHERLY
CORNER OF LOT 177;
THENCE SOUTH 49 DEG. 37' 30" WEST TO THE MOST NORTHERLY CORNER OF LOT 177,
THENCE SOUTH 40 DEG. 22' 30" EAST A DISTANCE OF 80.00 FEET TO THE POINT OF
BEGINNING.**

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT B

1. A Lease, or memorandum thereof, including the terms and conditions thereof:
 Dated: August 16, 1968
 Recorded: August 8, 1969
 Auditor's No.: 725143, records of Skagit County, Washington
 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
 Auditor's No.: 726476, records of Skagit County, Washington

 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 Date: August 19, 1970
 Recording No.: 742573

 Modification(s) of said covenants, conditions and restrictions

 Recording Date: July 16, 1971
 Recording No.: 755472

 Modification(s) of said covenants, conditions and restrictions

 Recording Date: July 18, 1972
 Recording No.: 771237

 Modification(s) of said covenants, conditions and restrictions

 Recording Date: June 12, 1987
 Recording No.: 8706120004

 Modification(s) of said covenants, conditions and restrictions

 Recording Date: July 7, 1989
 Recording No.: 8907070110

 Modification(s) of said covenants, conditions and restrictions

 Recording Date: May 15, 1990
 Recording No.: 9005150058

 Modification(s) of said covenants, conditions and restrictions

 Recording Date: July 22, 1991
 Recording No.: 9107220051

EXHIBIT B
(Continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 20, 1992
Recording No.: 9205200023

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 20, 1992
Recording No.: 9205200024

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 20, 1992
Recording No.: 9205200025

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 16, 1995
Recording No.: 9505180046

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 14, 1996
Recording No.: 9605140103

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 14, 1997
Recording No.: 9705140180

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 7, 1998
Recording No.: 9805070092

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 7, 1999
Recording No.: 9905070119

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 10, 2000
Recording No.: 200005100092

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 10, 2000
Recording No.: 200005100093

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 9, 2001
Recording No.: 200105090101

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 16, 2002
Recording No.: 200205160173

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 28, 2005
Recording No.: 200501280090

Modification(s) of said covenants, conditions and restrictions

EXHIBIT B
(Continued)

Recording Date: May 19, 2005
Recording No.: 200505190051

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 19, 2005
Recording No.: 200505190052

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 18, 2007
Recording No.: 200712180107

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 29, 2008
Recording No.: 200802290010

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 5, 2009
Recording No.: 200905050047

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 25, 2011
Recording No.: 201105250120

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 31, 2013
Recording No.: 201305310138

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 23, 2015
Recording No.: 201506230053

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 20, 2016
Recording No.: 201607200052

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 16, 2018
Recording No.: 201808160044

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 17, 2021
Recording No.: 202106170048

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Shelter Bay Community, Inc.
Recording Date: June 27, 1969
Recording No.: 728259

6. 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

EXHIBIT B
(Continued)

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: May 5, 1993
Recording No.: 9306050048

7. 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
Affects: All private roads within the plat of Survey of Shelter Bay, Div. 2, and other properties
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 Revised Shelter Bay Division No. 2:
- Recording No.: 737013
9. 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
10. Any failure to comply with terms and conditions contained in the instrument creating the easement described as
- Purpose: Dock easement
Recording Date: May 23, 2002
Recording No.: 200205230161

Reference is hereby made to said document for full particulars.

Additional Assignment of Dock Easement, including the terms, covenants and provisions thereof:

Recording Date: November 4, 2002
Recording No.: 200211040002

Recording Date: May 26, 2004
Recording No.: 200405260051

Recording Date: April 13, 2018
Recording No.: 201804130053

Recording Date: June 28, 2019
Recording No.: 201906280110

Recording Date: August 21, 2019
Recording No.: 201908210090

11. 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.

EXHIBIT B
(Continued)

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.