



202407170060

07/17/2024 01:56 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor

When recorded return to:  
Paul Neave and Mary Ann Riggs  
653 Shark Reef Road  
Lopez Island, WA 98261

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024 1389  
JUL 17 2024

Amount Paid \$ 5,193.80  
Skagit Co. Treasurer  
By *KCS* Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620056102

CHICAGO TITLE  
620056102

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Louis Dwight Arney and Donelda Mae Arney, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys and warrants to Paul Neave and Mary Ann Riggs, 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.)

LT 619, SHELTER BAY DIV. 4

Tax Parcel Number(s): S3302020311 / P129357 / 5100-004-619-0000

Leasehold Estate, as created by the instrument herein referenced to as the Lease which is  
identified as follows:

Dated: October 2, 1971

Recorded: October 19, 1977

Recording No.: 867105

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Richard B. Brown and Beverly J. Brown, husband and wife

Disclosed by: Memorandum of Lease

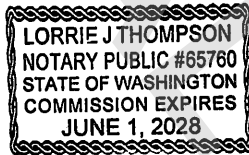
Term: For a period of time terminating on June 30, 2044

Assignment of Leasehold Estate and Terms, Provisions and conditions thereof

Recorded: July 17, 2024 Auditor's No: 202407170059

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: 06/28/2024Louis Dwight Arney  
Louis Dwight ArneyDonelda Mae Arney  
Donelda Mae ArneyState of Washington  
County of SKAGITThis record was acknowledged before me on June 28, 2024 by Louis Dwight Arney  
and Donelda Mae Arney.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): S3302020311 / P129357 / 5100-004-619-0000**

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Lot 619, 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.

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: July 31, 1969  
 Recorded: August 11, 1969  
 Recording No.: 729786  
 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, and the effect of any failure to comply with the terms covenants, conditions and provisions thereof.
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, restrictions, recitals, reservations, easements, easement provisions, 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 of Shelter Bay, Division No. 4 in Volume 48, Pages 627 through 631:

Recording No: 740962

5. 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: July 8, 1970  
 Recording No.: 740963

Modification(s) of said covenants, conditions and restrictions

Recording No.: 771239  
 Recording No.: 8706120006  
 Recording No.: 8907070110  
 Recording No.: 9107220050 (re-record of Recording No. 9105170025)  
 Recording No.: 9107220051 (re-record of Recording No. 9005150058)  
 Recording No.: 9205200023  
 Recording No.: 9205200024  
 Recording No.: 9205200025  
 Recording No.: 9406200066  
 Recording No.: 9505160046  
 Recording No.: 9605140103  
 Recording No.: 9705140180  
 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.: 200802290010  
 Recording No.: 200905050047  
 Recording No.: 201105250120  
 Recording No.: 201305310138  
 Recording No.: 201506230053  
 Recording No.: 201607200052  
 Recording No.: 201808160044

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

Recording No.: 202106170048

6. Liens and charges as set forth in the above mentioned declaration,

Payable to: Shelter Bay Community, Inc..

7. Agreement and the terms and conditions thereof:

Between: Shelter Bay Community, Inc. and Shelter Bay Community Division No. 2

Recording Date: February 26, 2009

Recording No.: 200902260127

Providing: Special Assessments

8. Trust Improvement Use & Occupancy Tax and charges; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2024

Tax Account No.: P129357 / 5100-004-619-0000

Swinomish Tax Authority No.: S3302020311

Assessed Value: \$324,300.00

General and Special Taxes: Billed: \$3,885.11

Paid: \$1,942.56

Unpaid: \$1,942.55

Effective Jan 1, 2015, please contact the Swinomish Taxing Authority at (360) 466-1058 for property taxes. Prior to close of escrow, please contact the Swinomish Taxing Authority to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

9. 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.
10. City, county or local improvement district assessments, if any.
11. Dues, charges and assessments, if any, levied by Shelter Bay Company.
12. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.