



202408290061

08/29/2024 02:25 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor

When recorded return to:
Steve Allison and Perri Allison
654 Muckleshoot Circle
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 1964
AUG 29 2024

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620056906

Amount Paid \$ 6,097.80
Skagit Co. Treasurer
By Bm Deputy

CHICAGO TITLE

620056906

STATUTORY WARRANTY DEED

THE GRANTOR(S) Giuliana Nakashima and Stephen Michael Kessinger, wife and husband
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Steve Allison and Perri Allison, 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): 654, Shelter Bay Div. 4

Tax Parcel Number(s): P129379 / 5100-004-654-0000, S3302020199

Leasehold estate as created by Lease with certain terms, covenants, conditions and
provisions set forth therein.

Dated: March 23, 1973

Lessor: The Shelter Bay Company, a Washington corporation

Lessee: Rhea V. Dow, a single woman

Recording Date: June 8, 1983 Recording No. 8306080085

Assignment of Leasehold Estate and terms, provisions and conditions thereof

Recorded: August 29, 2024

Recording No 202408290061

STATUTORY WARRANTY DEED
(continued)

Subject to:

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

Dated: 8-28-24

Giuliana Nakashima

Giuliana Nakashima

Stephen Michael Kessinger by Giuliana Nakashima atty in fact

Stephen Michael Kessinger, by Giuliana Nakashima, his attorney in fact

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on August 28, 2024 by Giuliana Nakashima and Stephen Michael Kessinger, by Giuliana Nakashima, his attorney in fact

Lorrie J Thompson

(Signature of notary public)

Notary Public in and for the State of WASHINGTON

My appointment expires: 6-1-2028

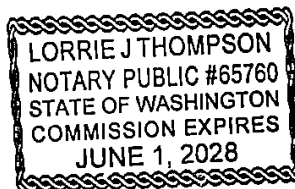


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129379 / 5100-004-654-0000 and S3302020199

Lot 654, "SURVEY OF SHELTER BAY DIV. 4, Tribal and Allotted Lands of Swinomish Indian Reservation," as recorded in Volume 48 of Official Records, pages 627 through 631, inclusive, 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
 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 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 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 instruments:

Recording No.:	771239
Recording No.:	8706120006
Recording No.:	8907070110
Recording No.:	9005150058
Recording No.:	9105170025
Recording No.:	9107220050
Recording No.:	9107220051
Recording No.:	9205200023
Recording No.:	9205200024
Recording No.:	9205200025
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

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

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

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in the first Deed out from Shelter Bay Community, Inc.
6. 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
7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
 Recording Date: March 17, 1992 and May 15, 1992
 Recording No.: 9203170035
 Recording No.: 9205150040
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. 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.: P129379 / 5100-004-654-0000
 Swinomish Tax Authority No.: S3302020199
 Assessed Value: \$380,800.00

General and Special Taxes: Billed: \$4,561.98, Full Year
 Paid: \$2,280.99
 Unpaid: \$2,280.99

**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**

EXHIBIT "B"

Exceptions
(continued)

amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

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..

AuthenticSign ID: D29EB622-965A-EF11-991A-002248270DCE

DigiSign Verified - 9c0d0012-eae2-489f-a8a2-1820eb9b055b

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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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 10, 2024

between Steve Allison Perri Allison ("Buyer")
Buyer Buyer
and S. Kessinger G. Nakashima ("Seller")
Seller Seller
concerning 654 Muckleshoot Cir 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.

Steve Allison 08/10/2024
Buyer Date

Perri Allison 08/10/2024
Buyer Date

Authentic
Stephen M Kessinger 08/14/24

Seller Date

Authentic
Giuliana Nakashima 08/14/24

Seller Date