



202409250044

09/25/2024 03:06 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When recorded return to:
Christopher I. Johnson and Kate W. Johnson
18883 Hwy 20
Winthrop, WA 98862

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20242288
SEP 25 2024

Amount Paid \$ 5,902.60
Skagit Co. Treasurer
By  Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245465927

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul Busse and Martie Busse, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Christopher I. Johnson and Kate W. Johnson, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

Unit R-101, SHELTER BAY CONDOMINIUMS LOT ONE, according to Declaration thereof recorded May 15, 1973, under Auditor's File No. 785023, records of Skagit County, Washington; being a portion of Tract C of Survey of Shelter Bay Division No. 3, according to the map thereof on file in the office of the Auditor of Skagit County, Washington, and recorded under Auditor's File No. 737014, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 5100-003-101-0000, P129657

Subject to:

1. A Lease, or memorandum thereof, including the terms and conditions thereof;
Dated: August 16, 1968
Recorded: August 8, 1969
Recording No.: 725143
Lessor: The Swinomish Indian Tribal Community, et al

STATUTORY WARRANTY DEED

(continued)

Lessee: Indian Bay Company, now Shelter Bay Company

Affects: Said premises and other property

Supplemented and Amended by instrument:

Recorded: May 14, 1969

Recording No.: 726476

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, 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.

Recorded: March 17, 1970

Recording No.: 737015

Executed By: Shelter Bay Company, a Washington corporation

Modification(s) of said covenants, conditions and restrictions,

Recording No.: 742573

Recording No.: 755472

Recording No.: 771237

Recording No.: 8706120004

Recording No.: 8907070110

Recording No.: 9005150058

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

Recording No.: 200505190052

STATUTORY WARRANTY DEED (continued)

Recording No.: 200712180107
 Recording No.: 200802290010
 Recording No.: 200905050047
 Recording No.: 201105250120
 Recording No.: 201305310138,
 Recording No.: 201506230053
 Recording No.: 201808160044
 Recording No.: 202106170048

5. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and 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.

Recorded: May 14, 1973
 Recording No.: 785023
 Modification(s) of said Declaration,
 Recording No.: 9507190056
 Recording No.: 9606070083
 Recording No.: 9607120009
 Recording No.: 200004180072
 Recording No.: 200006010055
 Recording No.: 200110050122
 Recording No.: 200110050123
 Recording No.: 200110050124
 Recording No.: 200506270201
 Recording No.: 201908050073

6. Provisions contained in the articles of incorporation and bylaws of Shelter Bay Community, Inc., including any liability to assessment lien.

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: January 29, 1993
 Recording No.: 9301290035
 Imposed By: Shelter Bay Community, Inc.

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instruments;

Recording No.: 728259
 Recording No.: 9008070009
 Imposed By: Shelter Bay Community, Inc.
 AMENDED by instruments:
 Recording No.: 9505160046
 Recording No.: 9805070092

STATUTORY WARRANTY DEED
(continued)Dated: 9/21/24Paul Busse
Paul BusseMartie Busse
Martie BusseState of WA.
County of WhatcomThis record was acknowledged before me on 9-21-2024 by Paul Busse and Martie Busse.[Signature]
(Signature of notary public)Notary Public in and for the State of WA.
My commission expires: 8/31/27