

202410040056

10/04/2024 02:19 PM Pages: 1 of 8 Fees: \$310.50
Skagit County Auditor

When recorded return to:
Michael E. Warmuth
9113 NE 179th Place, Apt 2
Bothell, WA 98011

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20242428
OCT 04 2024

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620055998

Amount Paid \$1,740.60
By Skagit Co. Treasurer
KQ Deputy

CHICAGO TITLE
620055998

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paula K Briggs and Alice A Picott, Trustees of The Briggs Living Trust, dated June 20, 2023

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys and warrants to Michael E. Warmuth, an unmarried person and Judy A. Flores, an unmarried person

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

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

Dated: April 17, 1976

Lessor: Shelter Bay Company, a Washington corporation

Lessee: John D. Bergstrom and Henrietta Bergstrom, husband and wife

Disclosed By: Memorandum of Lease Agreement

Recording Date: March 21, 1977

Recording No.: 852942

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

Recorded: October 4th, 2024 Auditors No: 202410040055

LOT 611, SURVEY OF SHELTER BAY DIVISION 4, TRIBAL AND ALLOTTED LANDS OF SWINOMISH INDIAN RESERVATION, AS RECORDED IN VOLUME 48 OF OFFICIAL RECORDS, PAGE 627 THROUGH 631, INCLUSIVE, 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): S3302020305 / P129351 / 5100-004-611-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 9-6-2024

The Briggs Living Trust, dated June 30, 2023

BY: Paula K. Briggs
Paula K. Briggs
Trustee

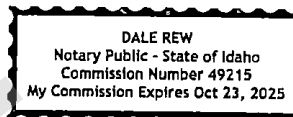
BY: _____
Alice A. Picott
Trustee

State of ID

County of Kootenai

This record was acknowledged before me on September 6, 2024 by Paula K. Briggs
Trustee of The Briggs Living Trust, dated June 20, 2023.

DALE REW
(Signature of notary public)
Notary Public in and for the State of Idaho
My appointment expires: 10-23-25



State of _____

County of _____

This record was acknowledged before me on _____ by Alice A Picott
Trustee of The Briggs Living Trust, dated June 20, 2023.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

STATUTORY WARRANTY DEED
(continued)

Dated: 9/19/24

The Briggs Living Trust, dated June 30, 2023

BY: _____
Paula K. Briggs
Trustee

BY: Alice A. Picott
Alice A. Picott
Trustee

State of _____

County of _____

This record was acknowledged before me on _____ by Paula K. Briggs
Trustee of The Briggs Living Trust, dated June 20, 2023.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of Oregon

County of Douglas

This record was acknowledged before me on September 19 2024 by Alice A Picott
Trustee of The Briggs Living Trust, dated June 20, 2023.

Sherry Lynn Zucker
(Signature of notary public)
Notary Public in and for the State of Oregon
My appointment expires: May 09 2025



EXHIBIT "A"
Exceptions

1. 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 of Shelter Bay Div. 4:

Recording No: 740962

2. 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 Date: July 8, 1970
Recording No.: 740963

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 18, 1972
Recording No.: 771239

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 12, 1987
Recording No.: 8706120006

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: July 22, 1991
Recording No.: 9107220050

Said instrument is a re-record of instrument recorded under Recording No. 9105170025.

Modification(s) of said covenants, conditions and restrictions

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

Said instrument is a re-record of instrument recorded under Recording No. 9005150058.

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

EXHIBIT "A"

Exceptions
(continued)

Recording Date: June 20, 1994
Recording No.: 9406200066

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 16, 1995
Recording No.: 9505160046

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

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

EXHIBIT "A"

Exceptions
(continued)

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

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

Payable to: Shelter Bay Community, Inc.

4. Agreement and the terms and conditions thereof:

Executed by: Shelter Bay Community, Inc. and Shelter Bay Community Division No. 2
Recording Date: February 26, 2009
Recording No.: 200902260127
Providing: Special Assessments

5. Memorandum of MVR Homeowner Benefit Agreement and the terms and conditions thereof:

Executed by: Alice Annette Briggs and MV Realty of Washington, LLC
Recording Date: October 12, 2022
Recording No.: 202210120066

6. Water rights, claims or title to water within the boundaries of the Swinomish Indian Reservation.

7. Restrictions, including any restraint against alienation, as contained in the deed or the federal patent and the act authorizing the issuance thereof, under which title is vested.

EXHIBIT "A"

Exceptions
(continued)

8. A lease with certain terms, covenants, conditions and provisions set forth therein.
- Dated: July 31, 1969
Lessor: The Swinomish Indian Tribal Community, et al
Lessee: Shelter Bay Company, a Washington corporation
Recording Date: August 11, 1969
Recording No.: 729786
Affects: Said premises and other property
9. 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.
10. Terms, covenants, conditions, and provisions of the lease referred to hereof, and the effect of any failure to comply with the terms covenants, conditions and provisions thereof.
11. 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.
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by Shelter Bay Company.
14. Assessments, if any, levied by Shelter Bay Community, Inc.

**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 May 31, 2024

between Michael E. Warmuth Judy A. Flores ("Buyer")
Buyer Buyer
and Briggs Living Trust Paula K Briggs Trustee, Alice A. Piccott, Trustee,
Seller Seller
concerning 611 Wenagum Dr 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.

Michael E. Warmuth 05/31/2024
Buyer Date

Judy A. Flores 05/31/2024
Buyer Date

Paula K Briggs 9/6/24
Paula Briggs 06/01/2024
Seller Date

The Briggs Living Trust
Paula K Briggs Trustee

Alice A. Piccott 9/29/24
Seller Date
Alice A. Piccott, Trustee