




202410090048

10/09/2024 02:03 PM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor

When recorded return to:  
Gordon E Lang and Belinda B Lang  
101 Rainbow Drive #8004  
Livingston, TX 77399

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20241009  
OCT 09 2024

Amount Paid \$2899.40  
Skagit Co. Treasurer  
By  Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE

626056456

Escrow No.: 620056456

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Morrell, an unmarried person, as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Gordon E Lang and Belinda B Lang, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 744, 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.

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

Tax Parcel Number(s): S3302020184 / P128903 / 5100-004-744-0000

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

Dated: June 1, 1974

Recorded: August 31, 1979

Recording No.: 7908310040

Lessor: Shelter Bay Company, a Washington Corporation

Lessee: T.D. Price and June Price and J.T. Marlow and Bonnie Marlow

**STATUTORY WARRANTY DEED**  
(continued)

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

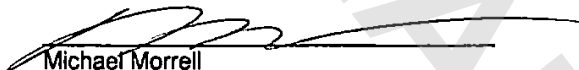

Disclosed by: Memorandum of Lease

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

Recorded: October 9, 2024Recording No.: 202410090047

Subject to:

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

Dated: 10-4-2024  
Michael MorrellState of MassachusettsCounty of BristolThis record was acknowledged before me on October 4, 2024 by Michael Morrell.  
(Signature of notary public) Shannan Lee Reis  
Notary Public in and for the State of Massachusetts  
My appointment expires: 6/5/26**SHANNAN LEE REIS**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
June 5, 2026

## EXHIBIT "A"

### Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof;  
 Dated: July 31, 1969  
 Recorded: August 11, 1969  
 Recording 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. 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

3. 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

**EXHIBIT "A"**

**Exceptions  
(continued)**

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  
Recording No.: 202106170048

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument:

Recorded: July 8, 1970 and May 16, 1995  
Recording No.: 740963  
Recording No.: 9505160046  
Imposed By: Shelter Bay Community, Inc.

5. 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:

Recording No: 200004040075

6. 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

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

**EXHIBIT "A"**

**Exceptions  
(continued)**

10. 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.

Authentic Signatures - EF5620486d-2a682-4cbc-9d6d-9b0bb4b88518

**John L. Scott**  
REAL ESTATE

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 06, 2024  
between Gordon E Lang Belinda B Lang ("Buyer")  
Buyer Buyer  
and Michael Morrell ("Seller")  
Seller  
concerning 744 Shelter Bay Drive 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.

<u>Gordon E. Lang</u>	<u>9/6/24</u>	<u>Michael Morrell</u>	<u>09/08/2024</u>
Buyer	Date	Seller	Date
<u>Belinda B. Lang</u>	<u>9-6-24</u>		
Buyer	Date	Seller	Date