



202411200034

11/20/2024 02:34 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

When recorded return to:
Darrell Hubrecht and Jaime Hubrecht
PO Box 1523
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20243010
NOV 20 2024

Amount Paid \$ 4574.60
By Skagit Co. Treasurer Deputy
LT

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620056575

Escrow No.: 620056575

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jerry L Dennis and Sharon L Dennis, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Darrell Hubrecht and Jaime Hubrecht, 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

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

Dated: July 28, 1969 / Recorded: July 30, 1969

Recording No.: 729378

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Oscar Lagerlund and Joyce Lagerlund

Disclosed by: Memorandum of Lease; Term: For a period of time terminating on June 30, 2044

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

Recorded: November 20, 2024

Recording No.: 202411200033

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

LT 199, SHELTER BAY DIV. 2

Tax Parcel Number(s): P128833 / 5100-002-199-0000, S3302020074

STATUTORY WARRANTY DEED
(continued)

Subject to:

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

Dated: 11-15-2024

Jerry L Dennis

Sharon L Dennis

State of Arizona

County of Pima

This record was acknowledged before me on November 15, 2024 by Jerry L Dennis and Sharon L Dennis.

(Signature of notary public)

Notary Public in and for the State of Arizona

My appointment expires: 11/26/2025

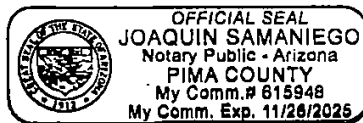


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P128833 / 5100-002-199-0000 and S3302020074

Lot 199 of REVISED MAP OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservations, as recorded March 17, 1970, in Volume 43 of Official Records, pages 833 through 838, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

1. Lease, and the terms and conditions thereof:

Lessor: Swinomish Indian Tribal Community, Alvin Bobb, Cary Bobb, Margaret
 Cagey, Emily Joe, et al
 Lessee: Indian Bay Company
 For A Term Of: 25 years, together with an option to renew for an additional 25 year
 term
 Dated: August 16, 1968
 Recording Date: April 8, 1969
 Recording No.: 725143

(Said lease covers the subject property and other property)

The lessee's interest in said Lease is now held of record by Shelter Bay Company, a Washington corporation.

A supplement and amendment of said Lease, dated February 11, 1969, was recorded May 14, 1969, under recording number 726476. Said amendment provides that the terms of said Lease shall be for 75 years beginning July 1, 1969, reference to the record is hereby made for full particulars.

2. 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: June 27, 1969
 Recording No.: 728259

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.: 9107220051 being a re-recording of Recording No. 9005150058
 Recording No.: 9107220050 being a re-recording of Recording No. 9105170025
 Recording No.: 9205200023
 Recording No.: 9205200024
 Recording No.: 9205200025
 Recording No.: 9406200066
 Recording No.: 9505160046
 Recording No.: 9605140103

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

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.: 200712180107
Recording No.: 200802290010
Recording No.: 200905050047
Recording No.: 201105250120
Recording No.: 201305310138
Recording No.: 201506230053
Recording No.: 201607200052
Recording No.: 201808160044
Recording No.: 202106170048

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Gene Dunlap
Purpose: Ingress, egress, drainage and underground utilities
Recording Date: March 17, 1970
Recording No.: 737018
4. Terms and conditions contained in Shelter Bay Community, Inc. Resolution No. 07-17 as recorded December 18, 2007, under recording number 200712180107
5. 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.
6. City, county or local improvement district assessments, if any.
7. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc.
8. Dues, charges and assessments, if any, levied by Shelter Bay Company.