



202501220036

01/22/2025 11:49 AM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

When recorded return to:

John M. Clune and Theresa Clune  
500 Colville Way  
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20250163  
JAN 22 2025

Amount Paid \$ 1990.60  
Skagit Co. Treasurer  
By *LT* Deputy

*GNW 24-21267*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S), **Gary G. Ladd and Lucinda A. Ladd, a married couple** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **John M. Clune and Theresa Clune, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

A Leasehold Estate, as created by the instrument herein referred to as the Memorandum of Lease, the terms and provisions thereof:

Lessor: Shelter Bay Company, a Washington corporation  
Lessee: Ralph E. Arnott and Ruth L. Arnott (husband & wife)  
Dated: May 20, 1970  
Recorded: November 12, 1974  
Auditor's No.: 809900

ASSIGNMENT OF SUBLEASE BY SUCCESSIVE ASSIGNMENTS AND THE TERMS AND CONDITIONS THEREOF:

Recorded: *January 22 2025*  
Auditors File No. *202501220035*

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.

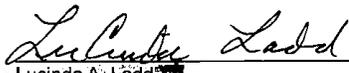
In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Abbreviated Legal: (Required if full legal not inserted above.)  
Lot 500, SHELTER BAY DIV. 3

Tax Parcel Number(s): 5100-003-500-0000 and P84497

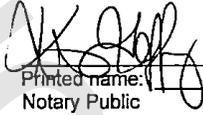
Dated:

  
\_\_\_\_\_  
Gary G. Ladd

  
\_\_\_\_\_  
Lucinda A. Ladd

State of Washington  
County of Skagit

This record was acknowledged before me on 21 day of January, 2025 by Gary G. Ladd and Lucinda A. Ladd.

(Stamp)   
Printed name: Krystan Stevens  
Notary Public  
My commission expires: 07-28-2027



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:

A leasehold interest in the following property:

Lot 500, "SURVEY OF SHELTER BAY DIV. 3, Tribal and Allotted Lands of Swinomish Indian Reservation", as recorded in Volume 43 of Official Records, pages 839 to 842, inclusive. Amendment thereto recorded in Volume 66 of Official Records, page 462, under Auditor's File No. 753731, records of Skagit County, Washington.