



202503210045

03/21/2025 02:41 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor

When recorded return to:  
Rafaela Morillas and Stephen Brescia  
813 Shoshone Dr  
La Conner, WA 98257

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202  
Oak Harbor, WA 98277

Escrow No.: 245469486  
CT-620058282

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20250812  
MAR 21 2025

Amount Paid \$ 5216.20  
Skagit Co. Treasurer  
By Bm Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas E Beckwith Jr and Gwyneth L Beckwith, husband and wife  
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 Rafaela Morillas and Stephen Brescia, 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

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

Lot 813, Shelter Bay Div. No. 5

Tax Account No.: P129471 / 5100-005-813-0000 and S3302010037

Subject to:

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

A leasehold estate, as created by the instrument therein referred to as the Memorandum of Lease, the  
terms and provisions thereof:

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Roger P. Vallo and Doris J. Vallo, husband and wife

Dated: May 15, 1978

Recorded: September 4, 1979

Auditor's NO: 7909040041

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

Recorded: March 21, 2025

Auditor's File NO: 202503210044

STATUTORY WARRANTY DEED  
(continued)

Dated: 3/19/25

[Signature]  
Thomas E Beckwith Jr

Gwyneth L. Beckwith  
Gwyneth L Beckwith

State of WA  
County of Snohomish

This record was acknowledged before me on 03/19/2025 by Thomas E Beckwith Jr and Gwyneth L Beckwith.

[Signature]  
(Signature of notary public)

Notary Public in and for the State of WA  
My commission expires: 05/18/2025



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P129471 / 5100-005-813-0000 and S3302010037

Lot No. 813, Amended Survey of Shelter Bay Div. 5 Tribal and Allotted Lands of Swinomish Indian Reservation, as recorded on June 2, 1976 in Volume 1 of Surveys, pages 184 through 186, inclusive, records of Skagit County, Washington, under Auditor's File No. 836134.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof.
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Amended Survey of Shelter Bay Div. 5, recorded in Volume 1 of Surveys, Pages 184 through 186:

Recording No: 836134

3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: March 17, 1970

Recording No.: 737017

Executed By: Shelter Bay Company, a Washington corporation

AMENDED by instruments:

Recording Date: August 19, 1970 Recording No.: 742573

Recording Date: July 16, 1971 Recording No.: 755472

Recording Date: July 18, 1972 Recording No.: 771237

Recording Date: June 12, 1987 Recording No.: 8706120004

Recording Date: July 7, 1989 Recording No.: 8907070110

Recording Date: May 15, 1990 Recording No.: 9005150058

Recording Date: July 22, 1991 Recording No.: 9107220050

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

Recording Date: May 20, 1992 Recording No.: 9205200023

Recording Date: May 20, 1992 Recording No.: 9205200024

Recording Date: May 20, 1992 Recording No.: 9205200025

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

Recording Date: May 14, 1996 Recording No.: 9605140103

Recording Date: May 14, 1997 Recording No.: 9705140180

Recording Date: May 7, 1998 Recording No.: 9805070092

Recording Date: May 7, 1999 Recording No.: 9905070119

Recording Date: May 10, 2000 Recording No.: 200005100092

Recording Date: May 10, 2000 Recording No.: 200005100093

Recording Date: May 9, 2001 Recording No.: 200105090101

Recording Date: May 16, 2002 Recording No.: 200205160173

Recording Date: January 28, 2005 Recording No.: 200501280090

**EXHIBIT "B"**

Exceptions  
(continued)

Recording Date: May 19, 2005 Recording No.: 200505190051  
Recording Date: May 19, 2005 Recording No.: 200505190052  
Recording Date: December 18, 2007 Recording No.: 200712180107  
Recording Date: February 29, 2008 Recording No.: 200802290010  
Recording Date: May 5, 2009 Recording No.: 200905050047  
Recording Date: May 25, 2011 Recording No.: 201105250120  
Recording Date: May 31, 2013 Recording No.: 201305310138  
Recording Date: June 23, 2015 Recording No.: 201506230053  
Recording Date: July 20, 2016 Recording No.: 201607200052  
Recording Date: September 5, 2017 Recording No.: 201709050133  
Recording Date: August 16, 2018 Recording No.: 201808160044  
Recording Date: June 17, 2021 Recording No.: 202106170048

4. Liens and charges as set forth in the above mentioned declaration,  
Payable to: Shelter Bay Community, Inc.

5. Agreement, including the terms and conditions thereof; entered into;  
By: Shelter Bay Community, Inc.  
And Between: Shelter Bay Community Division No. 1  
Recorded: February 26, 2009  
Recording No.: 200902260127  
Providing: Special Assessments

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.

9. Assessments, if any, levied by Shelter Bay Company.

10. Assessments, if any, levied by Shelter Bay Community, Inc..

11. City, county or local improvement district assessments, if any.

12. 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."