



202504010038

04/01/2025 02:51 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

When recorded return to:
Rodger Moore and Kara Moore
517 Marshall Ave
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20250933
APR 01 2025

Amount Paid \$ 0
Skagit Co. Treasurer
By *KS* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620058383

CHICAGO TITLE

620058383

STATUTORY WARRANTY DEED

THE GRANTOR(S) Philip Attneave and Penny Berk, a married couple and Marianne Green, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Rodger Moore and Kara Moore, 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 547, Shelter Bay Div. 3

Tax Parcel Number(s): P6773 / 5100-003-547-0000,S3302020420

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

Dated: August 10,1970

Recorded: March 17,1970

Recording No.: 771452

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Robert L Barbee and Maian H Narbee

Disclosed: Memorandum of Lease

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

Recorded: April 1, 2025 Auditors

No: 202504010037

Subject to:

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

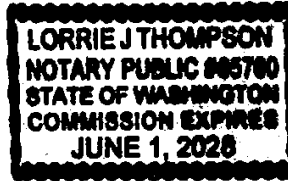
STATUTORY WARRANTY DEED
(continued)

Dated: 3/27/2025

Philip Attneave
Philip Attneave

Penny Berk
Penny Berk

Marianne Green
Marianne Green



State of Washington

County of Skaagit

This record was acknowledged before me on 3-27-2025 by Philip Attneave and Penny Berk.

Lorrie J Thompson
(Signature of notary public)

Notary Public in and for the State of Washington

My commission expires: 6-1-2028

State of Washington

County of Skaagit

This record was acknowledged before me on 3-27-2025 by Marianne Green.

Lorrie J Thompson
(Signature of notary public)

Notary Public in and for the State of Washington

My commission expires: 6-1-2028

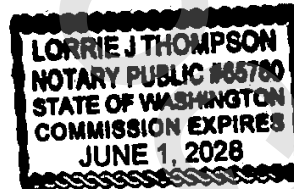


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P6773 / 5100-003-547-0000 and S3302020420

Lot 547, Survey of Shelter Bay, Division No. 3, Tribal Allotted Lands of Swinomish Indian Reservation, as recorded in Volume 43 of official records, pages 839 through 842, under Auditor's File No. 737014, and amendment thereto recorded in Volume 66 of Official Records, page 462, under Auditor's File No. 753731, records of Skagit County, Washington.

Situate in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. 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 Shelter Bay, Division No. 3:

Recording No: 737014, and amended under Recording No. 753731

2. Lease, including the terms and conditions thereof, and any failure to comply with the terms, covenants, conditions, and provisions;

Dated: August 16, 1968

Recorded: April 8, 1969

Recording No.: 725143 records of Skagit County, Washington

Lessor: The Swinomish Indian Tribal Community, et al

Lessee: Indian Bay Company, now Shelter Bay Company

Affects: Said premises and other property

SUPPLEMENTED and AMENDED by instrument:

Recorded: May 14, 1969

Recording No.: 726476, records of Skagit County, Washington

As amended, the Leasehold term is 75 years from July 1, 1969.

3. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof, and the effect of any failure to comply with the terms covenants, conditions and provisions thereof.
 4. 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.
 5. 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, 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 in the document
- Recording Date: June 27, 1969
- Recording No.: 737015
- Executed by: Shelter Bay Company, a Washington corporation

AMENDED by instrument:

Recording No.: 742574

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 771238
Recording No.: 8706120005
Recording No.: 8907070110
Recording No.: 9005150058
Recording No.: 9105170025
Recording No.: 9107220050
Recording No.: 9107220051
Recording No.: 9205200023
Recording No.: 9205200024
Recording No.: 9205200025
Recording No.: 9505160046
Recording No.: 9605140103
Recording No.: 9705140180
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.: 200802290010
Recording No.: 200905050046
Recording No.: 200905050047
Recording No.: 201105250120
Recording No.: 201305310138
Recording No.: 201506230053
Recording No.: 201607200052
Recording No.: 201808160044

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: June 27, 1969
Recording No.: 737015, records of Skagit County, Washington
Imposed By: Shelter Bay Community, Inc.

AMENDED by instrument(s):

Recording No.: 9505160046
Recording No.: 9805070092

7. Agreement, including the terms and conditions thereof; entered into;
By: Shelter Bay Community, Inc.
And Between: Shelter Bay Community Division No. 1

EXHIBIT "B"

Exceptions
(continued)

Recorded: February 26, 2009
Recording No.: 200902260127, records of Skagit County, Washington
Providing: Special Assessments

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Dues, charges and assessments, if any, levied by Shelter Bay Company.
10. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.
11. City, county or local improvement district assessments, if any.