



202504300047

04/30/2025 12:18 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor

When recorded return to:  
Lauren A Lindeman  
489 Wanapum Drive  
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2025 1298  
APR 30 2025

Amount Paid \$ 5654.00  
Skagit Co. Treasurer-  
By *LT* Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620058145

CHICAGO TITLE  
620058145

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Teylor R. Wilbur, married

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Lauren A Lindeman, an unmarried person

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.)

LT 489, SHELTER BAY DIV. 3

Tax Parcel Number(s): S3302020494/P6722 / 5100-003-489-0000

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

Dated: August 11, 1975

Recorded: May 27, 1980

Recording No.: 8005270046

Lessor: Shelter Bay Company, a Washington corporation Lessee: M.

Keith Daniels and L. Yvonne Daniels, husband and wife

Disclosed by: Memorandum of Lease

Assignment of Leasehold Estate and the Terms, Provisions, and Conditions thereof:

Recorded: April 30, 2025

Auditors File No.: 202504300046

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 04/29/2025

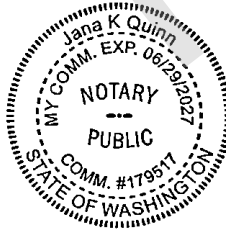
Taylor R. Wilbur  
Taylor R. Wilbur

Jacob Douglas Hendricks  
Jacob Douglas Hendricks

State of Washington  
County of Snohomish

This record was acknowledged before me on 04/29/2025 by  
Taylor R. Wilbur and Jacob Douglas Hendricks

Jana K. Quinn  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 06/29/2027



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): S3302020494/P6722 / 5100-003-489-0000**

Lot 489, 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 Recording No. 737014, and amendment thereto recorded in Volume 66 of Official Records, page 462, under Recording No. 753731, records of Skagit County, Washington.

Situate in the County of Skagit, State of 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

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  
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  
Auditor's 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(s):

Recording No.: 742574  
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

**EXHIBIT "B"**

Exceptions  
(continued)

Recording No.: 200105090101  
Recording No.: 200205160173  
Recording No.: 200501280090  
Recording No.: 200505190051  
Recording No.: 200505190052  
Recording No.: 200712180107  
Recording No.: 200802290010  
Recording No.: 200905050046  
Recording No.: 200905050047  
Recording No.: 201105250120  
Recording No.: 201305310138  
Recording No.: 201506230053  
Recording No.: 201607200052  
Recording No.: 201808160044  
Recording No.: 202106170048

6. Liens and charges as set forth in the above mentioned declaration,  
Payable to: Shelter Bay Community, Inc.
7. Agreement, including the terms and conditions thereof;  
By: Shelter Bay Community, Inc.  
And Between: Shelter Bay Community Division No. 1  
Recorded: February 26, 2009  
Recording No.: 200902260127  
Providing: Special Assessments
8. 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. City, county or local improvement district assessments, if any.
10. Dues, charges and assessments, if any, levied by Shelter Bay Company.
11. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.