



202506030013

06/03/2025 09:31 AM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

When recorded return to:

Patricia L. Schliep  
1022 Kirkland Avenue, Apt 11  
Kirkland, WA 98033

215341-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2025 1694  
JUN 03 2025

Amount Paid \$ 1545.40  
Skagit Co. Treasurer  
By LT Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Gary B. Griffiths, an unmarried individual** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Gary B. Griffiths, an unmarried person, as to an undivided 75% interest and Patricia L. Schliep, an unmarried person, as to an undivided 25% interest, as tenants in common** the following described real estate, situated in the County of Skagit, State of Washington:

**For Full Legal See Attached "Exhibit A"**

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

Lot 238, Shelter Bay Division #2

Tax Parcel Number(s): S3402350055/5100-002-238-0000/P129091

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

Dated: November 4, 1969

Recorded: July 8, 1970

Auditor's File No.: 740965

Lessor: Shelter Bay Company, a Washington Corporation

Lessee: Donald E. Empens and Janice E. Empens (husband and wife)

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

Recorded JUNE 3, 2025 Auditor's File No. 202506030012

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 215341-LT.

Dated: May 19, 2025

(attached to Statutory Warranty Deed)

Gary B. Griffiths  
Gary B. Griffiths

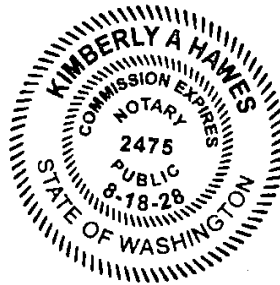
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 30<sup>th</sup> day of May, 2025, by Gary B. Griffiths.

[Signature]  
Signature

LPD  
Title

My commission expires: August 18, 2028



**MUTUAL RIGHT OF 1<sup>ST</sup> REFUSAL BETWEEN  
TENANTS IN COMMON**

The Tenants in Common mutually agree, without further consideration, to grant of the 1<sup>st</sup> right of refusal between them upon sale of the described real estate. Notice shall be imparted in writing to the co-owner, his/her assignee or beneficiary of intent to sell. The option price being the fair market value on the date of exercise of the option. The purchaser shall exercise such option within 180 days of written offer or forfeit the option.

x Gary B. Griffith

x Patricia L. Sealing

### **Exhibit A**

Lot #238, "REVISED MAP OF SURVEY 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, under Auditor's File No 737013 records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.