



202506090047

06/09/2025 01:43 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor

When recorded return to:  
Kimberly Ann Mason  
656 Muckleshoot Circle  
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2025 1767  
JUN 09 2025

Amount Paid \$ 3816.20

Skagit Co. Treasurer  
By Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620058662

CHICAGO TITLE

620058662

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey Dean Lang, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Kimberly Ann Mason, 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

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

Dated: August 25, 1973 Recorded: August 27, 1973

Recording No.: 789944

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Charles T. Eslick and Dorothy I. Eslick, husband and wife

Disclosed by: Memorandum of Lease

Abbreviated Legal: Lot 656, Shelter Bay Div No 4

Lot 656, Shelter Bay Div. No. 4

Tax Parcel Number(s): P129380 / 5100-004-656-0000, S3302020331

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

Recorded: June 9, 2025

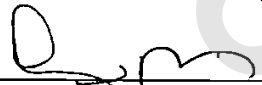
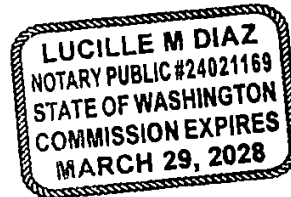
Recording No: 202506090046

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 6/06/25  
Jeffrey Dean LangState of WashingtonCounty of SkagitThis record was acknowledged before me on 6-6-25 by Jeffrey Dean Lang.  
(Signature of) notary public)Notary Public in and for the State of WAMy appointment expires: 3-29-28

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P129380 / 5100-004-656-0000 and S3302020331**

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LOT 656, SURVEY OF SHELTER BAY DIVISION 4, ACCORDING TO THE SURVEY RECORDED JULY 8, 1970 IN VOLUME 48 OF OFFICIAL RECORDS, PAGES 627 THROUGH 631, UNDER AUDITOR'S FILE NO. 740962, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## EXHIBIT "B"

### Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof;  
 Dated: July 31, 1969  
 Recorded: August 11, 1969  
 Recording No.: 729786, records of Skagit County, Washington  
 Lessor: The Swinomish Indian Tribal Community, et al  
 Lessee: Shelter Bay Company, a Washington corporation  
 Affects: Said premises and other property
  
2. 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 Survey of Shelter Bay, Division No. 4 in Volume 48, Pages 627 through 631:

Recording No: 740962

3. 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: July 8, 1970  
 Recording No.: 740963

Modification(s) of said covenants, conditions and restrictions

Recording No.: 771239  
 Recording No.: 8706120006  
 Recording No.: 8907070110  
 Recording No.: 9107220050 (re-record of Recording No. 9105170025)  
 Recording No.: 9107220051 (re-record of Recording No. 9005150058)  
 Recording No.: 9205200023  
 Recording No.: 9205200024  
 Recording No.: 9205200025  
 Recording No.: 9406200066  
 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.: 200802290010  
Recording No.: 200905050047  
Recording No.: 201105250120  
Recording No.: 201305310138  
Recording No.: 201506230053  
Recording No.: 201607200052  
Recording No.: 201808160044  
Recording No.: 202106170048

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument:

Recorded: July 8, 1970 and May 16, 1995  
Recording No.: 740963  
Recording No.: 9505160046  
Imposed By: Shelter Bay Community, Inc.

5. Agreement and the terms and conditions thereof:

Between: Shelter Bay Community, Inc. and Shelter Bay Community Division No. 2  
Recording Date: February 26, 2009  
Recording No.: 200902260127  
Providing: Special Assessments

6. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc.
7. Dues, charges and assessments, if any, levied by Shelter Bay Company.
8. City, county or local improvement district assessments, if any.