



202506180062

06/18/2025 02:59 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

When recorded return to:
Katheran M. Frank
561 SW 63rd Terrace
Plantation, FL 33317

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20251894
JUN 18 2025

Amount Paid \$
By KO Skagit Co. Treasurer Deputy

Escrow No.: 245471593

CT-620058715

STATUTORY WARRANTY DEED

THE GRANTOR(S) Derek Stabell, a married man as his separate estate
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 Katheran M. Frank, 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.)

Lot 555, Shelter Bay Div. 3

Tax Parcel Number(s): P6780, 5100-003-555-0000

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

Dated: August 30, 1971

Recorded: August 31, 1971

Recording No.: 757468

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Robert N. Dove and Marian S. Dove, husband and wife

Disclosed by: Memorandum of Lease

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

Recorded: June 18, 2025
Auditors File No.: 202506180061

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 6/17/25

[Signature]
Derek Stabell
[Signature]
Kristi Anne Stabell

State of WASHINGTON
County of CLALLAM

This record was acknowledged before me on June 17, 2025 by Derek Stabell and Kristi Anne Stabell.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My commission expires: July 6, 2025

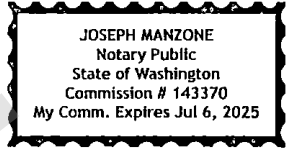


EXHIBIT "A"
Legal Description

Lot No. 555, Survey of Shelter Bay Division No. 3 as recorded March 17, 1970 in official records of Skagit County, Washington under Auditor's file No. 737014.

Situate in the County of Mount Vernon, County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. 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
Recording No.: 726476

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

2. 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
Imposed By: Shelter Bay Community, Inc.

AMENDED by instrument(s):

Recording No.: 9505160046
Recording No.: 9805070092

3. 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

4. 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 Survey of Shelter Bay, Division No. 3 in Volume 43, Pages 839 to 842:

Recording No.: 737014

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
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

EXHIBIT "B"
Exceptions

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
Recording No.: 202106170048

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