



202506200039

06/20/2025 11:30 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When recorded return to:

Leif Howard Nielsen
25758 Summergreen Lane
Golden, CO 80401

215634-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

7025 1908
JUN 20 2025

Amount Paid \$ 7025.80
Skagit Co. Treasurer
By *LT* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Michael C. Hoover and Sharon A. Hoover, Trustees of The Michael and Sharon Hoover Revocable Trust dated April 20, 2016** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Leif Howard Nielsen, an unmarried man** 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.)

Unit R-107, Shelter Bay Condo Lot One

Tax Parcel Number(s): S3302020168/5100-003-107-0000/P129663

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

Dated: May 25, 1973

Recorded: May 29, 1973

Auditor's File No.: 785690

Lessor: Shelter Bay Company, a Washington Corporation

Lessee: Fidalgo, Inc., a Washington Corporation

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

Recorded June 20, 2025 Auditor's File No. 202506200038

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. 215634-LT.

Dated: June 16, 2025

(attached to Statutory Warranty Deed)

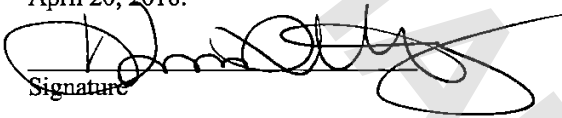
The Michael and Sharon Hoover Revocable Trust dated April 20, 2016

By: 
Michael C. Hoover, Trustee

By: 
Sharon A. Hoover, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 16th day of June, 2025, by Michael C. Hoover and Sharon A. Hoover, Trustees of The Michael and Sharon Hoover Revocable Trust dated April 20, 2016.


Signature

NP
Title

My commission expires: August 18, 2028

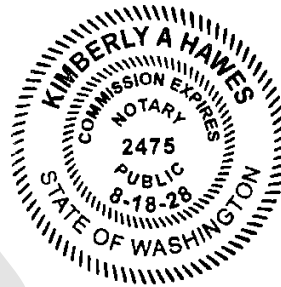


Exhibit A

Condominium Unit R-107, SHELTER BAY CONDOMINIUMS LOT ONE, according to Declaration thereof recorded May 15, 1973, under Auditor's File No. 785023, records of Skagit County, Washington; being a portion of Tract C of Survey of Shelter Bay Division No. 3, according to the map thereof on file in the Office of the Auditor of Skagit County, Washington, and recorded under Auditor's File No. 737014, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.