

When recorded return to:
Robert Russell Johnson and Dorothy Jonelle
Johnson
162 Swinomish Drive
La Conner, WA 98257



202506230070

06/23/2025 03:17 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 245470992

CT-620058432

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2025-1946
JUN 23 2025

Amount Paid \$ 5,525.00
Skagit Co. Treasurer
By SAB Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Soren A. Burns and Justin N. Willhite, a married couple

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 Robert Russell Johnson and Dorothy Jonelle Johnson, a married couple

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 162 Revised Map of Shelter Bay Div II Vol 43 Pg 833-838, Skagit County, WA

Tax Parcel Number(s): P129031, 5100-002-162-0000, S3402350039

Subject to:

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

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

Dated: June 22, 1974

Recorded: July 25, 1974

Recording No.: 802758

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Edward Prescesky and Louise S. Prescesky, husband and wife

Disclosed By: Memorandum of Lease

Term: For a period of time terminating on June 30, 2044

ASSIGNMENT OF SUBLEASE BY SUCESSIVE ASSIGNMENTS AND THE TERMS AND CONDITIONS THEREOF:

Recorded: June 23, 2025

Auditor's File No.: 202506230069

STATUTORY WARRANTY DEED
(continued)Dated: 6/20/25Soren A. Burns

Soren A. Burns

Justin N. Willhite

Justin N. Willhite

State of WACounty of IslandThis record was acknowledged before me on 06/20/2025 by Soren A. Burns and Justin N. Willhite.Heather Flowers

(Signature of notary public)

Notary Public in and for the State of WAMy commission expires: 05/18/2029

EXHIBIT "A"
Legal Description

Lot 162 of REVISED MAP 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, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington

EXHIBIT "B"

Exceptions

1. Lease, and the terms and conditions thereof:

Lessor: Swinomish Indian Tribal Community, Alvin Bobb, Cary Bobb, Margaret Cagey, Emily Joe, et al
 Lessee: Indian Bay Company
 For A Term Of: 25 years, together with an option to renew for an additional 25 year term
 Dated: August 16, 1968
 Recording Date: April 8, 1969
 Recording No.: 725143

(Said lease covers the subject property and other property)

The lessee's interest in said Lease is now held of record by Shelter Bay Company, a Washington corporation.

A supplement and amendment of said Lease, dated February 11, 1969, was recorded May 14, 1969, under recording number 726476. Said amendment provides that the terms of said Lease shall be for 75 years beginning July 1, 1969, reference to the record is hereby made for full particulars.

2. 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: June 27, 1969
 Recording No.: 728259

Modification(s) of said covenants, conditions and restrictions

Recording No.: 742573
 Recording No.: 755472
 Recording No.: 771237
 Recording No.: 8706120004
 Recording No.: 8907070110
 Recording No.: 9107220051 being a re-recording of Recording No. 9005150058
 Recording No.: 9107220050 being a re-recording of Recording No. 9105170025
 Recording No.: 9205200023
 Recording No.: 9205200024
 Recording No.: 9205200025
 Recording No.: 9406200066
 Recording No.: 9505160046
 Recording No.: 9605140103
 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.: 200905050047
 Recording No.: 201105250120
 Recording No.: 201305310138
 Recording No.: 201506230053
 Recording No.: 201607200052
 Recording No.: 201808160044
 Recording No.: 202106170048

EXHIBIT "B"

Exceptions

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Gene Dunlap
 Purpose: Ingress, egress, drainage and underground utilities
 Recording Date: March 17, 1970
 Recording No.: 737018

4. Terms and conditions contained in Shelter Bay Community, Inc. Resolution No. 07-17 as recorded December 18, 2007, under recording number 200712180107

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: dock
 Recording Date: December 27, 2023
 Recording No.: 202312270013
 Affects: as described in said instrument

6. Any question that may arise due to shifting or change in the course, boundaries or high water line of Swinomish Channel or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Swinomish Channel.

7. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

8. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power

9. City, county or local improvement district assessments, if any.

10. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc.

11. Dues, charges and assessments, if any, levied by Shelter Bay Company.

12. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

13. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."