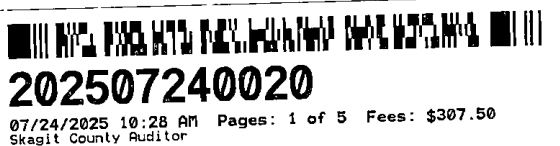


When recorded return to:
Carissa Silva
478 Colville Pl
La Conner, WA 98257



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.: 245472706

CT-620059040

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 2353
JUL 24 2025

Amount Paid \$ 4409.80
Skagit Co. Treasurer
By *UT* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cheri L. Dunn, Personal Representative of The Estate of Ian E. Ellis
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 Carissa Silva, 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.)

LT 478, SHELTER BAY DIV. 3

Tax Parcel Number(s): P128864, 5100-003-478-0000, S3302020081

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: May 5, 1973

Recorded: May 7, 1973

Recording No.: 784605

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Leroy W. Neff and Alice H. Neff, husband and wife

Disclosed by: Memorandum of Lease

ASSIGNMENT OF SUBLASE BY SUCCESSIVE ASSIGNMENTS AND THE TERMS AND
CONDITIONS THEREOF:

Recorded: July 24, 2025

Auditors File No. 202507240019

STATUTORY WARRANTY DEED

(continued)

Dated: 7/22/2025

The Estate of Ian E. Ellis

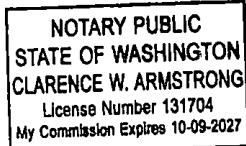
BY: Cheri L. Dunn, PR
Cheri L. Dunn, Personal RepresentativeState of WACounty of SnohomishThis record was acknowledged before me on 07/22/2025 by Cheri L. Dunn as
Personal Representative of The Estate of Ian E. Ellis.Clarence W. Armstrong
(Signature of notary public)Notary Public in and for the State of WA
My appointment expires: 10/09/2027

EXHIBIT "A"
Legal Description

Lot No. 478, 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. 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."

2. 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.

3. 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

4. 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

5. 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

EXHIBIT "B"
Exceptions

6. 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
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
Recording No.: 202507030055

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.