



202507250062

07/25/2025 01:02 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

When recorded return to:
Gordon Boldt and Bettie Spencer
398 Nooksack Place
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 2373
JUL 25 2025

Amount Paid \$ 5301.00
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.: 620058330

CHICAGO TITLE
620058330

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jennifer Ann Dimaggio, Trustees of the Page Family Trust, dated April 19, 1993,
as restated on May 25, 2023

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Gordon Boldt and Bettie Spencer, husband and wife

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 398, Shelter Bay Div. 2

Tax Parcel Number(s): P129210 / 5100-002-398-0000, S340235158

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

Dated: May 22, 1976

Recorded: April 23, 1987

Recording No.: 8704230060

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Andrew J Thompson and Nancy Thompson Husband and Wife

Disclosed: Memorandum of Lease

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

Recorded: July 25, 2025 Auditors No: 202507250061

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 7/23/2025

The Page Family Trust

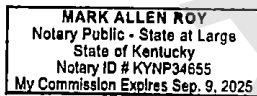
By: Jennifer Ann DiMaggio
Jennifer Ann DiMaggio
TrusteeState of Kentucky
County of JeffersonThis record was acknowledged before me on July 23, 2025 by Jennifer Ann DiMaggio as Trustee of the Page Family Trust, dated April 19, 1993, as restated on May 25, 2023.Mark Allen Roy
(Signature of notary public)
Notary Public in and for the State of KY
My appointment expires: 9-9-2025

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129210 / 5100-002-398-0000 and S340235158

Lot 398, REVISED MAP SURVEY 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, under Auditor's File No. 737013, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

1. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: August 16, 1968
 Lessor: The Swinomish Indian Tribal Community, et. al.
 Lessee: Indian Bay Company, now Shelter Bay Company
 Recording Date: August 8, 1969
 Recording No.: 725143

Supplemented and Amended by instrument:

Recording Date: May 14, 1969
 Recording No.: 726476

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

2. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof.
3. Covenants, conditions, restrictions and easements 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.: 7455472
 Recording No.: 771237
 Recording No.: 8706120004
 Recording No.: 8907070110
 Recording No.: 9005150058
 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.: 200905050047
 Recording No.: 201105250120
 Recording No.: 201305310138
 Recording No.: 201506230053
 Recording No.: 201607200052
 Recording No.: 201808160044.

In this connection we also note a Stipulated Judgment recorded on February 26, 2009 under recording number 200902260127 .

EXHIBIT "B"

Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 3, 2025
Recording No.: 202507030055

4. 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.: 728259, records of Skagit County, Washington
Imposed By: Shelter Bay Community, Inc.

AMENDED by instrument:

Recorded: May 16, 1995 and May 7, 1998
Recording No.: 9505160046
Recording No.: 9805070092

5. 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 the Revised Map of Survey of Shelter Bay Div. 2:

Recording No: 737013

Said instrument is a re-recording of recording no.: 728258

6. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 15, 1975
Recording No.: 821974, records of Skagit County, Washington
In favor of: Swinomish Indian Tribe
For: To excavate for, install, replace, improve, maintain and use an 8 inch diameter water main, concrete meter vault and appurtenances

Note: Exact location and extent of easement is undisclosed of record.

7. Agreement, including the terms and conditions thereof; entered into;
By: Shelter Bay Community, Inc.
And Between: Shelter Bay Community Div. 1
Recorded: February 26, 2009
Recording No.: 200902260127, records of Skagit County, Washington
Providing: Special assessments

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

9. Trust Improvement Use & Occupancy Tax and charges; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2025
Tax Account No.: P129210 / 5100-002-398-0000
Swinomish Tax Authority No.: S340235158
Assessed Value: \$331,000.00

General and Special Taxes: Billed: \$3,965.38, Full Year
Paid: \$1,982.69
Unpaid: \$1,982.69

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

EXHIBIT "B"
Exceptions
(continued)

11. Dues, charges and assessments, if any, levied by Shelter Bay Company.
12. City, county or local improvement district assessments, if any.