

When recorded return to:
Bruce Gyger and Kim Morrill
633 Wanapum Dr
La Conner, WA 98257

202509110101
09/11/2025 01:39 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 2983
SEP 11 2025

Amount Paid \$ 4627.40
Skagit Co. Treasurer
By *U* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

022059895

Escrow No.: 620059895

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ivar Mejlender, a married man as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Bruce Gyger and Kim Morrill, 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(S) 633 & 634, REVISED MAP OF SVY OF SHELTER BAY DIV. 4

Tax Parcel Number(s): P129369 / 5100-004-633-0000, S3302020323

Subject to:

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

Lot 633:

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

identified as follows: Dated: August 9, 1971

Recorded: March 16, 1983

Recording No.: 8504090070

Lessor: Shelter Bay Company, a Washington

corporation Lessee: Roberta Mejlender

Disclosed by: Memorandum of Lease

Ptn. Lot 634:

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

identified as follows: Dated: March 1, 1974

Recorded: February 14, 1977

Recording No.: 850888

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Clarence A. Thomas and E. Caroline Thomas, husband and

wife Disclosed by: Memorandum of Lease

Assignment of Leasehold Estate and the Terms, Provisions, and conditions thereof

Recorded September 11, 2025 Auditors File No.: 202509110101

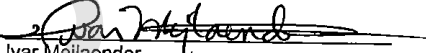
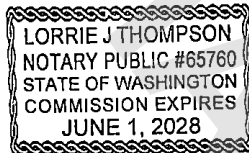
STATUTORY WARRANTY DEED
(continued)Dated: 9-5-25
Ivar MejlenderState of WashingtonCounty of SKagitThis record was acknowledged before me on 9-5-2025 by Ivar Mejlender.
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129369 / 5100-004-633-0000 and S3302020323

LOT 633 AND 634, REVISED MAP OF SURVEY OF SHELTER BAY DIV. 4, ACCORDING TO THE SURVEY RECORDED JULY 8, 1970, IN VOLUME 48 OF OFFICIAL RECORDS, PAGES 627 THROUGH 631, UNDER AUDITOR'S FILE NO. 740962, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF LOT 634 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT AS THE TRUE POINT OF BEGINNING;
THENCE SOUTH 81°54'00" EAST ALONG THE SOUTH LINE OF SAID LOT A DISTANCE OF 37.50 FEET;
THENCE NORTH 8°06'00" EAST A DISTANCE OF 130.28 FEET TO A POINT ON THE NORTH LINE OF SAID LOT;
THENCE NORTH 66°34'15" WEST A DISTANCE OF 38.89 FEET TO THE NORTHWEST CORNER OF SAID LOT;
THENCE SOUTH 8°06'00" WEST, A DISTANCE OF 140.56 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof;
 Dated: July 31, 1969
 Recorded: August 11, 1969
 Recording No.: 729786, records of Skagit County, Washington
 Lessor: The Swinomish Indian Tribal Community, et al
 Lessee: Shelter Bay Company, a Washington corporation
 Affects: Said premises and other property
2. 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 Survey of Shelter Bay, Division No. 4:

Recording No: 740962

3. 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: July 8, 1970

Recording No.: 740963

Modification(s) of said covenants, conditions and restrictions

Recording No.: 771239
 Recording No.: 8706120006
 Recording No.: 8907070110
 Recording No.: 9107220050 (re-record of Recording No. 9105170025)
 Recording No.: 9107220051 (re-record of Recording No. 9005150058)
 Recording No.: 9205200023
 Recording No.: 9205200024
 Recording No.: 9205200025
 Recording No.: 9406200066
 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.: 200802290010
 Recording No.: 200905050047
 Recording No.: 201105250120
 Recording No.: 201305310138
 Recording No.: 201506230053
 Recording No.: 201607200052
 Recording No.: 201808160044
 Recording No.: 202106170048
 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: July 8, 1970 and May 16, 1995

Recording No.: 740963

EXHIBIT "B"Exceptions
(continued)

Recording No.: 9505160046
Imposed By: Shelter Bay Community, Inc.

5. Agreement and the terms and conditions thereof:

Between: Shelter Bay Community, Inc. and Shelter Bay Community Division No. 2
Recording Date: February 26, 2009
Recording No.: 200902260127
Providing: Special Assessments

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

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 1, 2025
between Bruce Gyger Kim Morrill ("Buyer")
Buyer Buyer
and Ivar Meflaender ("Seller")
Seller Seller
concerning 633 Wanapum Dr. La Conner WA 98257 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticate
Kim Morrill 08/07/2025
Buyer Date

 8/1/25
Seller Date

Authenticate
Bruce Gyger 08/08/2025
Buyer Date

Seller Date