



202509150074

09/15/2025 02:18 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

**When recorded return to:**

Albert Francis Garcia, Jr.  
Albert & Rosalinda Garcia Living Trust dated  
September 21, 2021  
228 Skagit Way  
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2025-3031  
SEP 15 2025

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620059802

Amount Paid \$ 5,285.00  
Skagit Co. Treasurer  
By CC Deputy

CHICAGO TITLE

620059802

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Damski Properties LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys and warrants to Albert Francis Garcia Jr. and Rosalinda Garcia, Co-Trustees of the Albert & Rosalinda Garcia Living Trust dated September 21, 2021

the following described real estate, situated in the County of Skagit, State of Washington:

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

Dated: October 16, 1969

Recorded: January 7, 1970

Recording No.: 734663

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Edgar G. Johnson & Phyllis M. Johnson (wife)

Disclosed by: Memorandum of Lease

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

Recorded: September 15, 2025 Auditors No: 202509150073

Lot 228, REVISED MAP OF SURVEY OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservation, as recorded in Volume 43 of official records, page 833 through 838, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

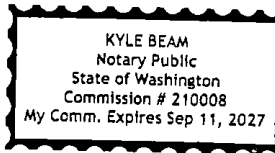
Tax Parcel Number(s): P129084, S3402350050

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)Dated: 9/11/25

Damski Properties LLC

BY: *Melvin H Damski*Melvin H Damski  
ManagerState of WACounty of WhatcomThis record was acknowledged before me on 9-11-25 by Melvin H Damski as  
Manager of Damski Properties LLC.*Kyle Beam*  
(Signature of notary public)Notary Public in and for the State of WAMy appointment expires: 9-11-27

# EXHIBIT "A"

## Exceptions

### 1. LEASE, INCLUDING 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 Auditor's File No. 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. Memorandum of lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: October 16, 1969  
 Lessor: Shelter Bay Company, a Washington corporation  
 Lessee: Edgar G. Johnson & Phyllis M. Johnson, (wife)  
 Recording Date: January 7, 1970  
 Recording No.: 734663

Assignment of Sublease by successive assignments:  
 Assignee: Damski Properties, LLC, a Washington limited liability  
 Recorded: August 10, 2023  
 Recording No.: 202308100024

### 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: 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

**EXHIBIT "A"**Exceptions  
(continued)

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  
Recording No.: 202507030055

4. 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
5. Terms and conditions contained in Shelter Bay Community, Inc. Resolution No. 07-17 as recorded December 18, 2007, under Recording No. 200712180107.
6. 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.
7. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc..
8. Dues, charges and assessments, if any, levied by Shelter Bay Company.
9. City, county or local improvement district assessments, if any.