



202509290299

09/29/2025 02:26 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2025-2179
SEP 29 2025

Amount Paid \$ 3,101.00
Skagit Co. Treasurer
By CC Deputy

When recorded return to:
Debra Morgan
210 Swinomish Drive
La Conner, WA 98257

CHICAGO TITLE CO.

W20058443

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ray Kirn and Debbie Kirn, Trustees of the Ray and Debbie Kirn Living Trust dated 08/17/2025

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Debra Morgan, 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.)

Lot 210, Shelter Bay Div. No. 2

Tax Parcel Number(s): P129072 / 5100-002-210-0000, S3402350042

Subject to:

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

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

Dated: February 27, 1970

Recorded: March 4, 1970

Recording No.: 736554

Lessor: Shelter Bay Company, a Washington corporation Lessee: Hazel Carlson

Disclosed by: Memorandum of Lease

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

Recorded: September 29, 2025
Auditors File No: 202509290299

STATUTORY WARRANTY DEED
(continued)

Dated: 9-22-25

Ray Kirn and Debbie Kirn, Trustees of the Ray and Debbie Kirn Living Trust dated 08/17/2025

BY: [Signature]
Ray Kirn
Trustee

BY: [Signature]
Debbie Kirn
Trustee

State of Washington
County of Skagit

This record was acknowledged before me on 9-22-2025 by Ray Kirn and Debbie Kirn as Trustees of Ray and Debbie Kirn Living Trust dated 08/17/2025.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2028

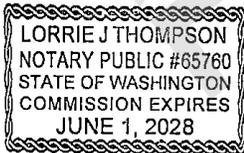


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129072 / 5100-002-210-0000 and S3402350042

LOT 210, REVISED MAP OF SURVEY OF SHELTER BAY DIVISION NO. 2, TRIBAL AND ALLOTED LANDS OF SWINOMISH INDIAN RESERVATION, AS RECORDED IN VOLUME 43 OF OFFICIAL RECORDS, PAGE 833, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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. 2 in Volume 33 of Plats, Pages 32 through 37:

Recording No: 728258

Amendment thereto recorded in Volume 43 of Plats, Page 833, recorded under Recording No. 737013
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, 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 18, 1969
Recording No.: 728259
Executed by: Shelter Bay Company, a Washington corporation
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.: 728259
Imposed By: Shelter Bay Community, Inc.
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. 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:

Recording No: 200610260134
6. 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
7. Water rights, claims or title to water within the boundaries of the Swinomish Indian Reservation.
8. Dues, charges and assements, if any, levied by Shelter Bay Company.
9. Dues, charges and assements, if any, levied by Shelter Bay Community, Inc..
10. City, county or local improvement district assessments, if any.

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 April 29, 2025

between Debra Morgan (Buyer)
Buyer

and Ray Kirn (Seller) Debbie Kirn (Seller)
Seller

concerning 210 Swinomish Dr (the "Property")
Address La Conner WA 98257
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.

Authenticator
Debra D Morgan 04/29/2025
Buyer Date

Authenticator
Ray Kirn 04/29/25
Seller Date

Buyer Date

Authenticator
Debbie Kirn 04/29/25
Seller Date