

202510030097

10/03/2025 02:43 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

When recorded return to:

Kathryn Pratt
4815 Portalis Way
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 - 3263
OCT 03 2025

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620059414

Amount Paid \$6,222.00
Skagit Co. Treasurer
By: CC Deputy

CHICAGO TITLE

620059414

STATUTORY WARRANTY DEED

THE GRANTOR(S) Julieth Jreige, an unmarried person, as her 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 Kathryn Pratt, an unmarried person

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: August 25, 1973

Recorded: August 31, 1973

Recording No.: 790258

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Richard W. Barger and Mary M. Barger, husband and wife

Disclosed by: Memorandum of Lease

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

Recorded: October 3, 2025 Auditors No.: 202510030096

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

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

Lot 153, Shelter Bay Div. 2 tgw dock easement

Tax Parcel Number(s): P129022 / 5100-002-153-0000, S3402360036

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

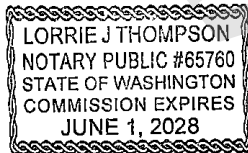
Dated: 9/25/2025Julieth Jreige
Julieth JreigeState of WashingtonCounty of SkagitThis record was acknowledged before me on September 25, 2025 by Julieth Jreige.Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129022 / 5100-002-153-0000 and S3402360036

Lot 153 of "REVISED MAP 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, records of Skagit County, Washington.

TOGETHER WITH the following described land:

Beginning at the most Southerly corner of said Lot 153;
Thence South 79°43'44" East to the line of mean high tide;
Thence Northerly along the line of mean high tide to an intersection with a line projected South 62°00'00" East from the most Easterly corner of said Lot 153;
Thence North 62°00'00" West to the most Easterly corner of said Lot 153;
Thence South 24°00'00" West a distance of 53.01 feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

1. Lease, and the 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 recording number 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. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof.

3. Any defect in or invalidity of, or any matters relating to the leasehold estate described in Schedule A which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Schedule A.

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Shelter Bay Div. 2:

Recording No: 728258

Modification(s) of said instrument

Recording Date: March 17, 1970
 Recording No.: 737013

5. 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

EXHIBIT "B"Exceptions
(continued)

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
 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

6. 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

7. Terms and conditions contained in Shelter Bay Community, Inc. Resolution No. 07-17 as recorded December 18, 2007, under recording number 200712180107

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Dock Easement
 Recording Date: June 17, 1981
 Recording No.: 8106170031

Interest in said Dock Easement has been successively assigned by the following instrument(s):

Recording No.: 199008070034
 Recording No.: 199911180029
 Recording No.: 199911180031
 Recording No.: 200006190143
 Recording No.: 200008160095
 Recording No.: 200011150107
 Recording No.: 202205180063
 Recording No.: 202207190055
 Recording No.: 202211010052
 Recording No.: 202404120060

9. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
10. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc.
11. Dues, charges and assessments, if any, levied by Shelter Bay Company.
12. City, county or local improvement district assessments, if any.

EXHIBIT "B"

Exceptions
(continued)

13. 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.