

When recorded return to:  
Vickie Shelton  
494 Colville Way  
La Conner, WA 98257



**202510150116**

10/15/2025 03:08 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2025 3382  
OCT 15 2025

Amount Paid \$2,733.00  
Skagit Co. Treasurer  
By KO Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620059789

CHICAGO TITLE  
620059789

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Denise Fischer, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Vicki Shelton, an unmarried person

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

Lot No. 494, Survey of Shelter Bay Division No. 3 as recorded March 17, 1970 in official records of  
Skagit County, Washington under Auditor's file No. 737014.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P129279 / 5100-003-494-0000, S3302020006

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

Dated: August 26, 1972

Recorded: July 12, 1973

Recording No.: 787824

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Charles M. Dwelley and Helen M. Dwelley, husband and wife

Disclosed by: Memorandum of Lease

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

Recorded: October 15, 2025 Auditors No.: 202510150115

Subject to:

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

## STATUTORY WARRANTY DEED

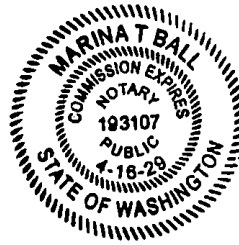
(continued)

Dated: 14 October 2025Denise P. Fischer

Denise Fischer

State of WashingtonCounty of SkaqitThis record was acknowledged before me on 10.14.2025 by Denise Fischer.Marina T Ball

(Signature of notary public)

Notary Public in and for the State of WashingtonMy appointment expires: 4-18-29

**EXHIBIT "A"**  
Exceptions

1. Lease, including the terms and conditions thereof, and any failure to comply with the terms, covenants, conditions, and provisions;

Dated: August 16, 1968  
Recorded: April 8, 1969  
Recording No.: 725143  
Lessor: The Swinomish Indian Tribal Community, et al  
Lessee: Indian Bay Company, now Shelter Bay Company  
Affects: Said premises and other property

SUPPLEMENTED and AMENDED by instrument:

Recorded: May 14, 1969  
Recording No.: 726476

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

2. 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.: 737015  
Imposed By: Shelter Bay Community, Inc.

AMENDED by instrument(s):

Recording No.: 9505160046  
Recording No.: 9805070092

3. Agreement, including the terms and conditions thereof; entered into;

By: Shelter Bay Community, Inc.  
And Between: Shelter Bay Community Division No. 1  
Recorded: February 26, 2009  
Recording No.: 200902260127  
Providing: Special Assessments

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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. 3 in Volume 43, Pages 839 to 842:

Recording No.: 737014

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, 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 27, 1969  
Recording No.: 737015  
Executed by: Shelter Bay Company, a Washington corporation

AMENDED by instrument:

Recording No.: 742574  
Recording No.: 771238  
Recording No.: 8706120005  
Recording No.: 8907070110  
Recording No.: 9005150058

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No.: 9105170025  
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.: 200802290010  
Recording No.: 200905050046  
Recording No.: 200905050047  
Recording No.: 201105250120  
Recording No.: 201305310138  
Recording No.: 201506230053  
Recording No.: 201607200052  
Recording No.: 201808160044  
Recording No.: 202106170048  
Recording No.: 202507030055

6. Dues, charges and assessments, if any, levied by Shelter Bay Company.
7. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.
8. City, county or local improvement district assessments, if any.