



202510150118

10/15/2025 03:08 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

When recorded return to:
Ralph Heath and April Heath
671 Muckleshoot Circle
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20253383
OCT 15 2025

Amount Paid \$ 4,950.60
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

CHICAGO TITLE

620059096

Escrow No.: 620059096

STATUTORY WARRANTY DEED

THE GRANTOR(S) Clarke Isackson and Alice Isackson, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys and warrants to Ralph Heath and April Heath, a married couple

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

LOT 671, "SURVEY OF SHELTER BAY DIVISION 4, TRIBAL AND ALLOTTED LANDS OF
SWINOMISH INDIAN RESERVATION", 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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P129391 / 5100-004-671-0000, S3302020342

Subject to:

SEE EXHIBIT "A" 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: July 1, 1976

Recorded: May 1, 1978

Auditor's No.: 878568

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Eugene L. Snow and Dixie A. Snow, husband and wife

Disclosed by: memorandum of lease

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

Recorded: October 15, 2025 Auditors File No: 202510150117

STATUTORY WARRANTY DEED

(continued)

Dated: 10/03/2025Clarke Isackson

Clarke Isackson

Alice Isackson

Alice Isackson

State of WashingtonCounty of SkagitThis record was acknowledged before me on 10/03/2025 by Clarke Isackson and Alice Isackson.Jamie Hart
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 9-07-26

EXHIBIT "A"
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. 4 in Volume 48, Pages 627 through 631:

Recording No: 740962

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, 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.: 202507030055

3. 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
Recording No.: 9505160046
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: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution system

EXHIBIT "A"

Exceptions
(continued)

Recording Date: April 20, 1993
Recording No.: 9304200098
Affects: Portion of premises

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. Water rights, claims or title to water within the boundaries of the Swinomish Indian Reservation.

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

8. 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."

9. Dues, charges and assessments, if any, levied by Shelter Bay Company.

10. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.

11. City, county or local improvement district assessments, if any.

12. 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 September 11, 2025

between	<u>Ralph Heath</u> Buyer	<u>April Heath</u> Buyer	("Buyer")
and	<u>Clarke Isackson</u> Seller	<u>Alice Isackson</u> Seller	("Seller")
concerning	<u>671 Muckleshoot Circle</u> Address	<u>La Conner</u> City	<u>WA 98257</u> State Zip (the "Property")

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.

<u>Ralph Heath</u> Buyer	<u>09/11/2025</u> Date
<u>April Heath</u> Buyer	<u>09/11/2025</u> Date

<u>Alice A Isackson</u> Seller	<u>9/13/25</u> Date
<u>Clarke Isackson</u> Seller	<u>9/13/2025</u> Date