

When recorded return to:  
Clay A. Stocklin and Kristi A. Stocklin  
812 Shoshone Dr  
La Conner, WA 98257

202510240064  
10/24/2025 01:52 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202  
Oak Harbor, WA 98277

Title No.: 620060246  
Escrow No.: 245474583

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2025-3503  
OCT 24 2025

Amount Paid \$ 6,395.80  
Skagit Co. Treasurer  
By CC Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard V. Stockwell, an unmarried person and as surviving spouse of Barbara V. Stockwell, deceased for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Clay A. Stocklin and Kristi A. Stocklin, a married couple 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.)

LT 812, SHELTER BAY DIV. 5

Tax Parcel Number(s): P129470, 5100-005-812-0000, S3302010036

#### Subject to:

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

Dated: June 20, 1978

Recording Date: March 21, 1979

Recording No.: 7903210013

Lessor: Shelter Bay Company, a Washington corporation

Lessee: James R. Moorehead and Mary Jane Moorehead, husband and wife

Disclosed by: Memorandum of Lease

ASSIGNMENT OF SUBLEASE BY SUCCESSIVE ASSIGNMENTS AND THE TERMS AND CONDITIONS THEREOF:

Recorded: October 24, 2025

Auditor's File NO: 202510240063

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

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."

STATUTORY WARRANTY DEED  
(continued)Dated: October 22, 2025

Richard V. Stockwell by Susan Sandberg, his attorney in fact  
Richard V. Stockwell by Susan Sandberg, his attorney in fact

State of WA  
County of IslandThis record was acknowledged before me on 10/22/2025 by Susan Sandberg as Power of Attorney of Richard V. Stockwell.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 07-28-2027



**EXHIBIT "A"**  
Legal Description

Lot 812, AMENDED SURVEY OF SHELTER BAY DIV. 5, Tribal and Allotted Lands of Swinomish Indian Reservation, according to the plat thereof, recorded on June 2, 1976, in Volume 1 of Surveys, pages 184 through 186, under Auditor's File No. 836134, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

## EXHIBIT "B"

### Exceptions

1. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof.
2. 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.
3. A leasehold estate, upon and subject to all of the provisions therein contained, as created by that certain lease;  
 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.

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 AMENDED SURVEY OF SHELTER BAY DIV. 5:

Recording No: 836134

5. Covenants, conditions, restrictions and easements 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

Recorded: March 17, 1970  
 Recording No: 737017  
 Executed By: Shelter Bay Company, a Washington corporation

AMENDED by instruments:

Recording Nos: 728259; 742573; 755472; 771237; 8706120004; 8907070110; 9005150058; 9008070009; 9107220050; 9107220051; 9205200023; 9205200024; 9205200025; 9505160046; 9605140103; 9705140180; 9805070092; 9905070119; 200005100092; 200005100093; 200105090101; 200205160173; 200501280090; 200505190051; 200505190052; 200712180107; 200802290010; 200905050047; 201105250120; 201305310138; 201506230053; 201607200052; 201709050133; 201808160044; 202106170048; and 202507030055

6. Liens and charges as set forth in the above mentioned declaration,

Payable to: Shelter Bay Community, Inc.

7. 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 Survey:

Recording No: 9205150044

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

By: Shelter Bay Community, Inc.  
 And Between: Shelter Bay Community Division No. 1

**EXHIBIT "B"**  
Exceptions

Recorded: February 26, 2009  
Recording No.: 200902260127  
Providing: Special Assessments

9. 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 Survey:

Recording No: 200911170076