



**202512190101**

12/19/2025 03:45 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor

When recorded return to:  
Naomi Sullivan Villano  
56 Sauk Pl  
La Conner, WA 98257

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.: 620059951  
Escrow No.: 245474023

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*2025 4088*  
DEC 19 2025

Amount Paid \$ *3584.20*  
Skagit Co. Treasurer  
By *LT* Deputy

INSURED BY  
**CHICAGO TITLE**  
*620059951*

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary A. Owens Trustee of the amended and restated Ramon Bruce Owens and Mary Ann Owens Revocable Living Trust, dated July 14, 2000 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 Naomi Sullivan Villano, 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 56, Shelter Bay Div. 2

Tax Parcel Number(s): P128943, 5100-002-056-0000

A leasehold estate, as created by the instrument therein referred to as the Memorandum of Lease, the terms and provisions thereof:

Lessor: Shelter Bay Company, a Washington corporation

Lessee: W. Dale Mumney and Jo Anne Mumney, husband and wife

Dated: September 10, 1977

Recorded: July 29, 1988

Auditor's No.: 8807290003

### ASSIGNMENT OF SUBLEASE BY SUCCESSION ASSIGNMENTS AND THE TERMS AND CONDITIONS THEREOF:

Recorded: *12/19/2025*

Auditor's File No: *202512190101*

Subject to:

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: 12/15/2025

Ramon Bruce Owens and Mary Ann Owens Revocable Living Trust

BY: Mary Owens  
Mary Owens, Trustee

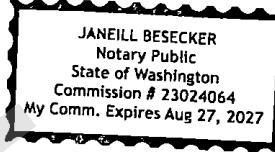
State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on DECEMBER 15, 2025 by Mary Owens as ,  
Trustee of Ramon Bruce Owens and Mary Ann Owens Revocable Living Trust, dated July 14, 2000.

Janeill Besecker  
(Signature of notary public)

Notary Public in and for the State of WASHINGTON  
My appointment expires: 08.27.2027



**EXHIBIT "A"**  
Legal Description

Lot 56 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.

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. 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 Revised Shelter Bay Div. 2:

Recording No: 737013

3. 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

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

**EXHIBIT "B"**  
Exceptions

Recording No.: 201808160044  
Recording No.: 202106170048  
Recording No.: 202507030055

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