



202601160055

01/16/2026 03:56 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When recorded return to:

Victoria Sheppard
2123 Capital Avenue
Medford, OR 97504

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026-0153

JAN 16 2026

Amount Paid \$ 2,885.00
Skagit Co. Treasurer
By CC Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60030175-352

THE GRANTOR(S) Brian H. Dean, an unmarried person for and in consideration of Ten Dollars and other valuable consideration (\$10.00) in hand paid, conveys and warrants to Victoria Sheppard, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

Leasehold estate affecting the follow land created by the instrument herein referred to as the Lease which is identified as follow:

Dated: March 15, 1970
Recorded: March 17, 1976
Auditor's File No.: 831781
Lessor: Shelter Bay Company, a Washington Corporation
Lessee: Paul J. Avery and Nona G. Avery, husband and wife

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

Recorded January 16 2026 Auditor's File No. 2026 01160054

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

Lot 311, Revised Map of Shelter Bay, Div. 2

Tax Parcel Number(s): S3402350097/5100-002-311-0000/P129143

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey

Dated: 1-14-2026

Brian H. Dean
Brian H. Dean

STATE OF Idaho

COUNTY OF Ada

This record was acknowledged before me on this 14 day of January, 2026, by Brian H. Dean.

Natalia Hall
Signature

NOTARY PUBLIC
Title

My commission expires: 12-7-2026

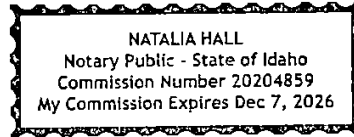


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 311 Willapa Place, La Conner, WA 98257
Tax Parcel Number(s): S3402350097/5100-002-311-0000/P129143

Property Description:

Lot 311, "REVISED MAP OF SURVEY OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservation," as recorded in Volume 43 of Official Records, page 833, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.