



202603130029

03/13/2026 11:00 AM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor

**When recorded return to:**

Paul J. Ryan  
Black Willow Revocable Living Trust dated April  
26, 2022  
712 38th Street  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620060588

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2026.0724  
MAR 13 2026

Amount Paid \$ 4153.80  
Skagit Co. Treasurer  
By *UT* Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Katharine L. Deely, married as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys and warrants to Paul J. Ryan and Vanessa Q. Ryan as Trustees of the Black  
Willow Revocable Living Trust dated April 26, 2022

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 433, Shelter Bay Div. 3

Tax Parcel Number(s): S3302020172 / P84430 / 5100-003-433-0000, ,

Subject to:

SEE EXHIBIT "B" 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 8, 1970

Recorded: November 28, 1973

Recording No.: 793832

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Kenneth D. Parkinson and Beverly M. Parkinson, husband and wife.

Disclosed by: Memorandum of Lease

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

Recorded: March 13, 2026

Auditor's File No.: 202603130028

**STATUTORY WARRANTY DEED**  
(continued)

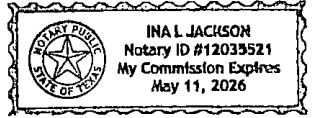
Dated: March 9, 2026

Katharine Deely  
Katharine Deely

State of Texas  
County of Roxas

This record was acknowledged before me on 3/9/2026 by Katharine Deely.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of TX  
My commission expires: 5.11.2026



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): S3302020172 / P84430 / 5100-003-433-0000, and**

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Lot No. 433, 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 Mount Vernon, County of Skagit, State of Washington.

**EXHIBIT "B"**  
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 "B"**

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
  7. The Land is or may be located within the boundaries of the Swinomish Indian Reservation. The governmental regulatory powers referenced in Paragraphs 1 and 2 of the Exclusion from Coverage include, in addition to other governmental entities, said Tribe.
  8. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.
  9. Any claim of invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage based on the application of a Tribe's law resulting from the failure of the Insured Mortgage to specify State law as the governing law with respect to the lien of the Insured Mortgage.
  10. The inability of the Insured to enforce the insured deed of trust under state law, or to choose in what court (federal, state or tribal) the Insured may bring an action to enforce the insured deed of trust.
  11. Dues, charges and assessments, if any, levied by Shelter Bay Company.
  12. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.
  13. City, county or local improvement district assessments, if any.
  14. 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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 22, 2026  
between BLACK WILLOW REV.LIVING TRUST ("Buyer")  
Buyer Buyer  
and Katharine Deely ("Seller")  
Seller Seller  
concerning 433 Klickitat La Conner WA 98257 (the "Property")  
Address City State Zip

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.

Authenticator  
*Paul Ryan* 01/22/2026  
Buyer Date

*Katharine Deely* 01/23/2026  
Seller Date

Authenticator  
*Paul Ryan* 01/22/2026  
Buyer Date

Seller Date