



202604090023

04/09/2026 12:09 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When recorded return to:

Janus Victoria Innes
4308 Northeast 134th Street
Vancouver, WA 98686

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026-1032

APR 09 2026

Amount Paid \$ 4,605.00
Skagit Co. Treasurer
By *SLB* Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60032822-352

THE GRANTOR(S)

Stephen L. Roselius and Paul B. Fadoul, a married couple for and in consideration of Ten Dollars and other valuable consideration (\$10.00) in hand paid, conveys and warrants to Janus Victoria Innes, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

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

Dated: September 11, 1971

Recorded: September 13, 1971

Auditor's File No.: 757943

Lessor: Shelter Bay Company, a Washington Corporation

Lessee: Charles E. Steiding and Ruth Steiding, husband and wife

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

Recorded April 9, 2026 Auditor's File No. 202604090022

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.

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

Lot 523, SURVEY OF SHELTER BAY, DIVISION NO. 3

Tax Parcel Number(s): 5100-003-523-0000/P129291/S3302020405

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

Dated: 04/07/2026

Stephen L. Roselius
Stephen L. Roselius

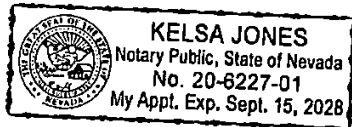
STATE OF Nevada
COUNTY OF Clark

This record was acknowledged before me on this 7th day of April, 2026, by Stephen L. Roselius.

Kelsa Jones
Signature

Notary Public
Title

My commission expires: 9/15/2028



Paul B. Fadoul
Paul B. Fadoul

STATE OF Washington
COUNTY OF Clark

This record was acknowledged before me on this 7 day of April, 2026, by Paul B. Fadoul.

[Signature]
Signature
Notary Public
Title

My commission expires: 3/8/28

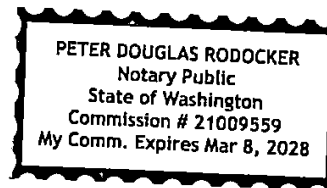


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 523 Kloshe Way, La Conner, WA 98257
Tax Parcel Number(s): 5100-003-523-0000/P129291/S3302020405

Property Description:

Lot 523, SURVEY OF SHELTER BAY, DIVISION NO. 3, Tribal Allotted Lands of Swinomish Indian Reservation, as recorded in Volume 43 of Official Records, pages 839 through 842, under Recording No. 737014, and amendment thereto recorded in Volume 66 of Official Records, page 462, under Recording No. 753731, records of Skagit County, Washington.

Situated in Skagit County, Washington.