



202605040102

05/04/2026 02:01 PM Pages: 1 of 4 Fees: \$305.50  
Skagit County Auditor

When recorded return to:  
Jerald Forrest Meek, Jr and Lauren Clarkson  
P.O. Box 63  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20260322  
MAY 01 2026

Amount Paid \$12,251.40  
By Skagit Co. Treasurer Deputy  
KJ

Filed for record at the request of:

 **CHICAGO TITLE**  
COMPANY OF WASHINGTON  
425 Commercial St  
Mount Vernon, WA 98273

Chicago Title  
620061805

Escrow No.: 620061805

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Tina Hagerman and Steven Hagerman, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Jerald Forrest Meek, Jr and Lauren Clarkson, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 312, "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.  
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P129144 / 5100-002-312-0000, S3402350098

Subject to:  
SEE EXHIBIT "A" 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: March 16, 1973  
Recorded: March 23, 1973  
Recording No.: 782323  
Lessor: Shelter Bay Company, a Washington corporation  
Lessee: Charles H. Miner and Betty A. Miner, husband and wife  
Disclosed by: Memorandum of Lease Agreement

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

Recorded: May 4, 2026

Auditor's File No.: 202605040101

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 4-28-26

Tina Hagerman  
Tina Hagerman

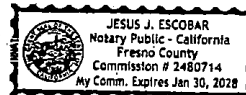
Steven Hagerman  
Steven Hagerman

State of California.

County of Madera.

This record was acknowledged before me on April 28, 2026 by Tina Hagerman and Steven Hagerman.

J. Escobar  
(Signature of notary public)  
Notary Public in and for the State of California.  
My appointment expires: Jan 30, 2028



**EXHIBIT "A"**  
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 No. 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

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No.: 200802290010  
Recording No.: 200905050047  
Recording No.: 201105250120  
Recording No.: 201305310138  
Recording No.: 201506230053  
Recording No.: 201607200052  
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. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Swinomish Indian Tribe  
Purpose: Water Main  
Recording Date: August 15, 1975  
Recording No.: 821974

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

7. Agreement, including the terms, covenants and provisions thereof

Recording Date: February 26, 2009  
Recording No.: 200902260127

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

9. 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.

10. 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.

11. The inability of the Insured to enforce the insured leasehold under state law, or to choose in what court (federal, state or tribal) the Insured may bring an action to enforce the insured leasehold.

12. NOTE: The Land described herein is or may be located within the boundaries of the Swinomish Indian Reservation. The governmental powers and regulations referenced in Paragraphs 1 and 2 of the Exclusions from Coverage of this policy include any powers and regulations of said Tribe.

13. Dues, charges and assessments, if any, levied by Shelter Bay Company.

14. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.

15. City, county or local improvement district assessments, if any.