



202605150027

05/15/2026 09:42 AM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor

When recorded return to:  
John R. Dey, Jr and Coralee C. Dey  
736 Tillamuk Drive  
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2026-1434  
MAY 15 2026

Amount Paid \$ 8,853.56  
Skagit Co. Treasurer  
By LT Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620061121

Chicago Title  
620061121

STATUTORY WARRANTY DEED

THE GRANTOR(S) A. William Veselka, an unmarried person as a 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 John R. Dey, Jr and Coralee C. Dey, a married couple  
the following described real estate, situated in the County of Skagit, State of Washington:  
Parcel A:  
Leasehold estate, as created by the instrument herein referred to as the Lease which is identified as  
follows:  
Dated: March 23, 1975  
Recorded: March 24, 1975  
Recording No.: 814969  
Lessor: Shelter Bay Company, a Washington corporation  
Lessee: Neil A. Robertson and Joan E. Robertson, husband and wife  
Disclosed by: Memorandum of Lease Agreement

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

Recorded: May 15, 2026 Auditors No.: 202605150025

Parcel B:  
Leasehold estate, as created by the instrument herein referred to as the Lease which is identified as  
follows:  
Dated: October 15, 1975  
Recorded: October 17, 1975  
Recording No.: 824973  
Lessor: Shelter Bay Company, a Washington corporation  
Lessee: Fred M. Sorenson and Norma B. Sorenson, husband and wife  
Disclosed by: Memorandum of Lease Agreement

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

Recorded: May 15, 2026 Auditors No.: 202605150026

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Lot 735 and 736, Shelter Bay Div. 4

Tax Parcel Number(s): P6953 / 5100-004-736-0000, P129427 / 5100-004-735-0000,  
S3302020218

Subject to:  
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED  
(continued)

Dated: 05/13/2026

A. William Veselka  
A. William Veselka

State of Washington

County of SKAGIL

This record was acknowledged before me on May 13, 2026 by A. William Veselka.

Lorrie J Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P6953 / 5100-004-736-0000, P129427 / 5100-004-735-0000 and  
S3302020218

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PARCEL A:

LOT 735, "SURVEY OF SHELTER BAY DIVISION 4, TRIBAL AND ALLOTTED LANDS OF SWINOMISH INDIAN RESERVATION," ACCORDING TO THE SURVEY RECORDED JULY 8, 1970, IN VOLUME 48 OF OFFICIAL RECORDS, PAGES 627 THROUGH 631, UNDER AUDITOR'S FILE NO. 740962, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

LOT 736, "SURVEY OF SHELTER BAY DIVISION 4, TRIBAL AND ALLOTTED LANDS OF SWINOMISH INDIAN RESERVATION," ACCORDING TO THE SURVEY RECORDED JULY 8, 1970, IN VOLUME 48 OF OFFICIAL RECORDS, PAGES 627 THROUGH 631, UNDER AUDITOR'S FILE NO. 740962, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof;  
Dated: July 31, 1969  
Recorded: August 11, 1969  
Recording No.: 729786, records of Skagit County, Washington  
Lessor: The Swinomish Indian Tribal Community, et al  
Lessee: Shelter Bay Company, a Washington corporation  
Affects: Said premises and other property
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Survey of Shelter Bay, Division No. 4:

Recording No: 740962

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: July 8, 1970  
Recording No.: 740963

Modification(s) of said covenants, conditions and restrictions

Recording No.: 771239  
Recording No.: 8706120006  
Recording No.: 8907070110  
Recording No.: 9107220050 (re-record of Recording No. 9105170025)  
Recording No.: 9107220051 (re-record of Recording No. 9005150058)  
Recording No.: 9205200023  
Recording No.: 9205200024  
Recording No.: 9205200025  
Recording No.: 9406200066  
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.: 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. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument:

Recorded: July 8, 1970 and May 16, 1995  
Recording No.: 740963

**EXHIBIT "B"**

Exceptions  
(continued)

Recording No.: 9505160046  
Imposed By: Shelter Bay Community, Inc.

5. Agreement and the terms and conditions thereof:  

Between: Shelter Bay Community, Inc. and Shelter Bay Community Division No. 2  
Recording Date: February 26, 2009  
Recording No.: 200902260127  
Providing: Special Assessments
6. 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.
7. 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.
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. It would appear that Lot 736 is an unimproved lot. Because the land is held in trust by the United States, the land isn't taxable, therefore no taxes are assessed unless or until an improvement has been placed on the lot.  
Affects Parcel B
10. Assessments, if any, levied by Swinomish Indian Tribal Community.
11. Dues, charges and assessments, if any, levied by Shelter Bay Company.
12. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 14, 2026

between John R. Dey Jr. Coralee C. Dey ("Buyer")  
Buyer Buyer

and Albert William Veselka ("Seller")  
Seller Seller

concerning 736 Tillamuk Drive 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.

Authenticat  
John R Dey 03/14/2026  
Buyer Date

Signed by:  
Albert William Veselka 3/15/2026  
Seller Date

Authenticat  
Coralee C Dey 03/14/2026  
Buyer Date

Seller Date