

AFTER RECORDING MAIL TO:
Ron Farrell,
5 Quinault Way
LaConner, WA 98257



200307150020
Skagit County Auditor

7/15/2003 Page 1 of 4 8:59AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 107109-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Richard Crawford Doenges and Mary Beth Brown
Grantee(s): RONALD EDWIN FARRELL AND LINDA JOYCE FARRELL REVOCABLE LIVING TRUST DATED MARCH 19, 2002
Abbreviated Legal: Lot 5, Shelter Bay, Div. 1
Assessor's Tax Parcel Number(s): 3998-000-005-0003/P69084, P69084

THE GRANTOR RICHARD CRAWFORD DOENGES and MARY BETH BROWN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RONALD EDWIN FARRELL AND LINDA JOYCE FARRELL REVOCABLE LIVING TRUST DATED MARCH 19, 2002 the following described real estate, situated in the County of Skagit, State of Washington.

Lot 5, "SHELTER BAY DIV. 1," as per plat recorded in Volume 9 of Plats, pages 80 and 81, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated July 10, 2003

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3453
JUL 15 2003

Amount Paid \$ 3136.50
Skagit Co. Treasurer
By [Signature] Deputy

Richard Crawford Doenges
Richard Crawford Doenges

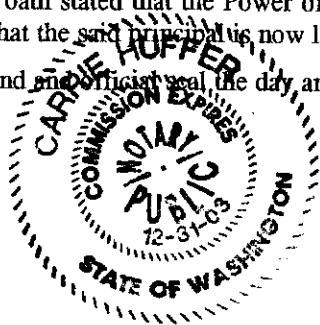
Mary Beth Brown
Mary Beth Brown

Mary Beth Brown
his power of attorney

STATE OF WASHINGTON }
County of Skagit } SS:

On this 14th day of July, 2003 before me personally appeared Mary Beth Brown, to me known to be the individual described in and who executed the foregoing instrument for herself and as Attorney in Fact for Richard Crawford Doenges and acknowledged that she signed and sealed the same as her free and voluntary act and deed for her self and also as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)



[Signature]
Carrie Huffer
Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12/31/2003

EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: August 4, 1969
Recorded: August 28, 1969
Auditor's No.: 730374
Executed By: Shelter Bay Company, a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED.

Declaration Dated: July 23, 1970 and July 13, 1972
Recorded: August 19, 1970 and July 18, 1972
Auditor's Nos.: 742572 and 771236
Executed By: Shelter Bay Company, a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED.

Declaration Dated: Not Disclosed
Recorded: June 12, 1987
Auditor's No.: 8706120003
Executed By: Shelter Bay Company, a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED.

Declaration Dated: Not Disclosed
Recorded: July 7, 1989
Auditor's No.: 8907070110
Executed By: Shelter Bay Company, a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED.

Declaration dated: Not Disclosed
Recorded: July 22, 1991
Auditor's No.: 91072200051
Executed By: Shelter Bay Company, a Washington corporation

Said instrument is a re-recording of a portion of instrument recorded May 15, 1990, under Auditor's File No. 9005150058.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED.

Declaration Dated: Not Disclosed
Recorded: July 22, 1991
Auditor's No.: 91072200050
Executed By: Shelter Bay Company, a Washington corporation



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A. (Continued):

Said instrument is a re-recording of a portion of instrument recorded May 17, 1991, under Auditor's File No. 9105170025.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED.

Declaration Dated: Not Disclosed
Recorded: May 20, 1992
Auditor's Nos.: 9205200023, 9205200024 and 9205200025

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Declaration Dated: Not disclosed
Recorded: June 20, 1994
Auditor's No.: 9406200066

Covenants and By-Law changes recorded May 16, 1995, under Auditor's File No. 9505160046.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Declaration Dated: Not Disclosed
Recorded: May 14, 1996
Auditor's No.: 9605140103

Covenant and By-Laws changes recorded May 14, 1997 and May 7, 1998, under Auditor's File Nos. 9705140180 and 9805070092, respectively.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Recorded: May 7, 1999
Auditor's No.: 9905070119

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Declaration Dated: Not Disclosed
Recorded: May 10, 2000
Auditor's No.: 200005100092

Covenants and By-Law changes recorded May 10, 2000 and May 9, 2001, under Auditor's File Nos. 200005100093 and 200105090101, respectively.

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A. (continued):

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Declaration Dated: Not Disclosed
Recorded: May 16, 2002
Auditor's No.: 200205160173

B. Construction and maintenance obligations as shown on the plat of Shelter Bay Div. No. 1, as follows:

"The cost of constructing and maintaining all roads not herein dedicated as County roads and all access roads to the plat, unless the same are dedicated as County roads, shall be the obligation of all of the owners of the lots in the plat and/or of any additional plats that may be served by said roads, streets, and/or alleys and that obligation to maintain shall be concurrently the obligation of any corporation in whom title of said roads, streets, and/or alleys be held. In the event that the owners of any of these lots or the corporate or private owners of any of the roads, streets and/or alleys of this plat or any additional plats served by these roads, streets, and/or alleys shall petition the Board of County Commissioners to include these roads, streets, and/or alleys in the road system, said petitioner shall be obligated to bring the same to the County road standards in all respects prior to acceptance by the County."

C. Provisions as contained in the dedication of said Plat, as follows:

"...the right is retained to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of all roads shown herein. The right is also retained to continue to drain all roads and easements over and across any lot or lots where water might take a natural course after the roads are graded. All roadways designated as Tract A are intended for the use of present and future property owners of this plat and are not dedicated as public rights of way and are also intended for the future SHELTER BAY plats and for lease holders of adjacent tribal and allotted lands forming the Shelter Bay Community which are contained within portions of Sections 35 and 36 of Township 34 North, Range 2 East, W.M., and Sections 1 and 2 of Township 33 North, Range 2 East, W.M.

D. Any law, ordinance or regulation of an Indian Tribe or Nation including, but not limited to, building and zoning ordinances, restricting or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance, or regulation.

Rights of eminent domain or rights of police power exercised by an Indian Tribe or Nation unless notice of the exercise of such rights appears in the public records at Date of Policy.



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