



201510020155

Skagit County Auditor \$75.00
10/2/2015 Page 1 of 4 3:47PM

When recorded return to:
Stanley D. Sprinkel and Suzanne D. Sprinkel
5 Quirault Way
La Conner, WA 98257

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023902

CHICAGO TITLE
620023902 STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert U. Schultz and Mary M. Schultz, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Stanley D. Sprinkel and Suzanne D. Sprinkel,
husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 5, SHELTER BAY DIV. 1, according to the plat thereof, recorded in Volume 9 of Plats, pages
80 and 81, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P69084 / 3998-000-005-0003

Subject to:

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

Dated: September 28, 2015

Robert U Schultz

Mary M Schultz

20154058
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 02 2015

Amount Paid \$ 5380
By Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

STATE of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Robert A. Schultz and Mary M. Schultz
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/hers/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 28th September 2015

Deanna Gules



Name: Deanna Gules
Notary Public in and for the State of: Washington
Residing at: Marysville
My appointment expires: 4/7/2018

EXHIBIT "A"
Exceptions

1. 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 **SHELTER BAY DIVISION NO. 1:**

Recording No: 730373

2. Easement, including the terms and conditions thereof, granted by instrument(s):
Recorded: March 17, 1970
Auditor's No(s): 737018, records of Skagit County, Washington
In favor of: Gene Dunlap
For: Ingress, egress, drainage, and underground utilities
Affects: All private roads within the Plat of Shelter Bay Div. 1
3. Special platting provisions pertaining to a sanitary sewer system as noted on the face of said plat and as more fully appears in that certain document recorded August 28, 1969, under Auditor's File No. 730371, records of Skagit County, Washington. Affects Shelter Bay Division No. 1.
4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law,
Recorded: August 28, 1969
Auditor's No(s): 730374, records of Skagit County, Washington
Executed By: Shelter Bay Company, a Washington corporation
Affects: Shelter Bay Division 1

AMENDED by instrument:

Recorded: August 19, 1970, July 18, 1972, June 12, 1987, July 7, 1989, May 15, 1990, May 17, 1991, July 22, 1991, May 20, 1992, May 14, 1996, May 14, 1997, May 7, 1998, May 7, 1999, May 10, 2000, May 9, 2001, May 16, 2002, January 28, 2005, May 19, 2005, December 18, 2007, February 29, 2008, May 5, 2009, May 25, 2011 and May 31, 2013
Auditor's No.: 742572; 771236; 8706120003; 8907070110; 9005150058; 9105170025; 9107220050; 9107220051; 9205200023; 9205200024; 9205200025; 9605140103; 9705140180; 9805070092, 9905070119; 200005100092 200005100093; 200105090101, 200205160173, 200501280090, 200505190051, 200505190052, 200712180107, 200802290010, 200905050047, 201105250120, 201305310138, and 201506230053, records of Skagit County, Washington

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: August 29, 1969; August 19, 1970; and, January 29, 1993
Auditor's No.: 730374; 742572; and, 9301290035
Records of: Skagit County, Washington
Imposed By: Shelter Bay Community, Inc.
Affects: Shelter Bay Division No. 1
6. Agreement, including the terms and conditions thereof; entered into;
By: Shelter Bay Community, Inc.
And Between: Shelter Bay Community Div. 1
Recorded: February 26, 2009
Auditor's No. 200902260127, records of Skagit County, Washington
Providing: Special assessments
7. City, county or local improvement district assessments, if any.

EXHIBIT "A"

Exceptions
(continued)

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

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

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.