



202003310151

03/31/2020 04:13 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:
Philip Atneave and Penny Berk
546 Klamath Drive
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.: 620041475

2020-1190
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 31 2020

Amount Paid \$
Skagit Co. Treasurer
By *108* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lloyd T Knudson, a single man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Philip Atneave and Penny Berk, a married couple and Marianne Green, a married person as her separate property

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

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

Dated: August 10, 1970

Recorded: March 17, 1970

Recording No.: 771452

Lessor: Shelter Bay Company, a Washington corporation

Lesee: Robert L. Barbee and Marian H. Barbee

Disclosed: Memorandum of Lease

The Lessee's interest was assigned by successive instrument, the last of which was:

Recorded: March 13, 1999

Recording No.: 9904130110

Assignment of Leasehold Estate and the terms provisions and conditions thereof

Recorded: *March 31, 2020*

Auditors No: *202003310150*

Assignnee: Lloyd T. Knudson, a single person

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

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

547, Survey of Shelter Bay Division No. 3

Tax Parcel Number(s): P6773/5100-003-547-0000

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 27, 2020

Lloyd T Knudson
Lloyd T Knudson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Lloyd T Knudson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 30, 2020

Don Graham
Name: Don Graham
Notary Public in and for the State of WA
Residing at: Bothell, WA
My appointment expires: 4-9-21



EXHIBIT "A"
Legal Description

**For APN/Parcel ID(s): P6773/
5100-003-547-0000**

Lot 547, 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 Auditor's File No. 737014, and amendment thereto recorded in Volume 66 of Official Records, page 462, under Auditor's File No. 753731, records of Skagit County, Washington.

Situate in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 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 Shelter Bay, Division No. 3:

Recording No: 737014, and amended under 753731

2. Lease, including the terms and conditions thereof, and any failure to comply with the terms, covenants, conditions, and provisions;

Dated: August 16, 1968
 Recorded: April 8, 1969
 Auditor's No.: 725143 records of Skagit County, Washington
 Lessor: The Swinomish Indian Tribal Community, et al
 Lessee: Indian Bay Company, now Shelter Bay Company
 Affects: Said premises and other property

SUPPLEMENTED and AMENDED by instrument:

Recorded: May 14, 1969
 Auditor's No.: 726476, records of Skagit County, Washington

As amended, the Leasehold term is 75 years from July 1, 1969.

3. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof, and the effect of any failure to comply with the terms covenants, conditions and provisions thereof.
4. Any defect in or invalidity of, or any matters relating to the leasehold estate described in Schedule A which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Schedule A.
5. 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, 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 in the document
- Recording Date: June 27, 1969
 Recording No.: 737015
 Executed by: Shelter Bay Company, a Washington corporation

AMENDED by instrument:

EXHIBIT "B"Exceptions
(continued)

Recorded: August 19, 1970, July 18, 1972, June 12, 1987, July 7, 1989, May 15, 1990, May 17, 1990, July 22, 1991, May 20, 1992, May 16, 1995, 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; February 29, 2008, May 5, 2009, May 25, 2011, May 31, 2013, June 23, 2015, July 20, 2016 and August 16, 2018

Auditor's No.: 742574, 771238, 8706120005, 8907070110, 9005150058, 9105170025, 9107220050, 9107220051, 9205200023, 9205200024, 9205200025, 9505160046, 9605140103, 9705140180, 9805070092, 9905070119, 200005100092, 200005100093, 200105090101, 200205160173; 200501280090; 200505190051, 200505190052, 200712180107 200802290010, 200802290010, 200905050046, 200905050047, 201105250120, 201305310138, 201506230053, 201607200052, and 201808160044 records of Skagit County, Washington

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: June 27, 1969
Auditor's No.: 737015, records of Skagit County, Washington
Imposed By: Shelter Bay Community, Inc.
- AMENDED by instrument(s):
Recorded: May 16, 1995 and May 7, 1998
Auditor's No(s): 9505160046 and 9805070092, records of Skagit County, Washington
7. Agreement, including the terms and conditions thereof; entered into;
By: Shelter Bay Community, Inc.
And Between: Shelter Bay Community Division No. 1
Recorded: February 26, 2009
Auditor's No. 200902260127, records of Skagit County, Washington
Providing: Special Assessments
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Dues, charges and assessments, if any, levied by Shelter Bay Company.
11. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.