



202011100180

11/10/2020 03:27 PM Pages: 1 of 7 Fees: \$109.50  
Skagit County Auditor

When recorded return to:  
Thomas Wilbert Schumacher and Terri Janean  
Reinoso  
7232 Boston Harbor Road NE  
Olympia, WA 98506

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

202047185  
NOV 10 2020

Amount Paid \$ 479.50  
Skagit Co. Treasurer  
By [Signature] Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620044649

CHICAGO TITLE  
620044649

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kathy M Moitoret, an unmarried woman; and Kathy M Moitoret, Trustee of The Felix U Moitoret Irrevocable Trust dated January 2, 2005

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Thomas Wilbert Schumacher and Terri Janean Reinoso, a married couple

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

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

Dated: July 15, 1978  
Recorded: February 25, 1982  
Auditor's No.: 8202250022  
Lessor: Fidalgo, Inc., a Washington Corporation  
Lessee: David R Ray

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

Recorded: Nov. 10, 2020

Auditor's No.: 202011100179

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

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

Lot 908 Amend. Survey of Shelter Bay, Div. 3, Tract C

P128929

**STATUTORY WARRANTY DEED**  
(continued)

Tax Parcel Number(s): P128929, S3302020085

Subject to:

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

Dated: November 3, 2020

Kathy M Moitoret  
Kathy M Moitoret

The Felix U Moitoret Irrevocable Trust dated January 2, 2005

BY: Kathy M Moitoret, Trustee  
Kathy M Moitoret, Trustee

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Kathy M Moitoret  
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/~~her~~/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 11.05.2020

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arington  
My appointment expires: 03.01.2024

State of Washington  
County of Skagit

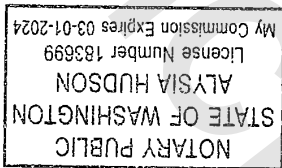
I certify that I know or have satisfactory evidence that Kathy M Moitoret

~~is~~are the ~~person~~(s) who appeared before me, and said person acknowledged that ~~he~~~~she~~they signed this instrument, on oath stated that ~~he~~~~she~~they was authorized to execute the instrument and acknowledged it as the Trustee of The Felix U Moitoret Irrevocable Trust dated January 2, 2005 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11.05.2020

Alysia Hudson

Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arington  
My appointment expires: 03.01.2024



**EXHIBIT "A"**

**Order No.:** 620044649

**For APN/Parcel ID(s):** P128929 and S3302020085

LOT NO. 908, AMENDED SURVEY OF SHELTER BAY DIVISION NO. 3, TRACT C, TRIBAL AND ALLOTTED LANDS OF SWINOMISH INDIAN RESERVATION, AS RECORDED VOLUME 1 OF SURVEYS, PAGE 187, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT B**  
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 AMENDED SURVEY OF SHELTER BAY DIV. NO. 3 TRACT C:

Recording No: 836135

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 Exhibit 'B' 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 Exhibit 'B' which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Exhibit 'B'.
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:

Recorded: August 19, 1970, July 18, 1972, June 12, 1987, July 7, 1989, May 15,

**EXHIBIT B**Exceptions  
(continued)

- 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 and July 20, 2016, 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 and 201607200052, 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 first Deed out from Shelter Bay Community, Inc.
  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.
  12. Assignments of Sublease recorded February 25, 1982 and May 13, 2005 under county recording no. 8202250024 and 200505130220 contain incomplete/ erroneous legal description.

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

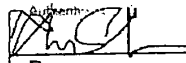
The following is part of the Purchase and Sale Agreement dated September 08, 2020  
between Thomas Wilbert Schumacher Terri Janean Reinoso ("Buyer")  
Buyer Buyer  
and Kathy Moitoret ("Seller")  
Seller Seller  
concerning 908 Bannock La Conner WA 98257 (the "Property")  
Address City State Zip

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.

  
09/08/2020  
Date

  
9/10/20  
Date

  
09/08/2020  
Date

  
Date