

**When recorded return to:**  
Joan Elaine Conkling  
22 Makah 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.: 620050279

**CHICAGO TITLE**  
**620050279**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Judith Mae Von Hagel, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Joan Elaine Conkling, an unmarried person

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

LOT 22, "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.

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

Tax Parcel Number(s): P69102 \ 3998-000-022-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5955

Dec 30 2021

Amount Paid \$8165.20  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 12/29/21

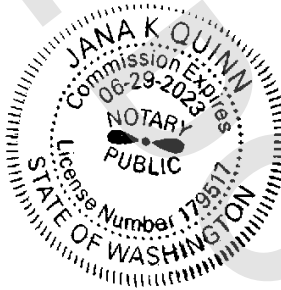
Judith Mae Von Hagel  
Judith Mae Von Hagel

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Judith Mae Von Hagel 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: December 29 2021

Janak Quinn  
Name: Janak Quinn  
Notary Public in and for the State of Washington  
Residing at Arlington  
My appointment expires: 06/29/2023



**EXHIBIT "A"**  
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 plat of Shelter Bay Div. 1:

Recording No: 730373

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Gene Dunlap  
Purpose: ingress, egress, drainage and underground utilities  
Recording Date: March 17, 1970  
Recording No.: 737018  
Affects: all private roads within the Plat of Shelter Bay Div. 1

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: sewer system  
Recording Date: August 26, 1969  
Recording No.: 730371

4. 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: August 28, 1969  
Recording No.: 730374

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 17, 2021  
Recording No.: 202106170048

5. Liens and charges as set forth in the above mentioned declaration,

Payable to: Shelter Bay Community, Inc.

**EXHIBIT "A"**

Exceptions  
(continued)

6. 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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Shelter Bay Community Inc.
9. City, county or local improvement district assessments, if any.