



202205260116

05/26/2022 01:41 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

When recorded return to:
Iraj Partovi and Homa Partovi
6669 W CANTERBURY DR
Highland, UT 84003

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2022 2194
MAY 26 2022

Amount Paid \$ 3323.40
Skagit Co. Treasurer
By  Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620051321

Escrow No.: 620051321

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott H. Fair and Dawn P. Fair, trustees of the Fair Family Trust, dated December 5, 2002 for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Iraj Partovi and Homa Partovi, a married couple 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: January 22, 1975

Recorded: July 22, 1986

Auditor's No.: 8607220006, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: William D. Murray, Jr. and Charlotte C. Murray, husband and wife

Disclosed by: Memorandum of Lease

Assignment of Leasehold Estate and the terms, provisions and cnditions thereof:

Recorded: May 26, 2022 Auditors No: 202205260115

Lot 755, Survey of Shelter Bay Division 4, according to the survey recorded July 8, 1970 in Volume 48 of official records, pages 627 through 631, under Auditor's File No. 740962, records of Skagit County, Washington.

Situate in Skagit County, State of Washington.

Tax Parcel Number(s): P129438 / 5100-004-755-0000

STATUTORY WARRANTY DEED
(continued)

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Dated: May 24, 2022

Scott H. Fair and Dawn P. Fair, trustees of the Fair Family Trust, dated December 5, 2002

BY: *Dawn Fair*
Dawn Fair
Trustee

BY: *Scott Fair*
Scott Fair
Trustee

State of Washington
County of Skagit

This record was acknowledged before me on May 24, 22 by Scott H. Fair and Dawn P. Fair as Trustees of The Fair Family Trust, dated December 5, 2002.

Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03.01.2024

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

EXHIBIT "A"
Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof;
 - Dated: July 31, 1969
 - Recorded: August 11, 1969
 - Recording No.: 729786, records of Skagit County, Washington
 - Lessor: The Swinomish Indian Tribal Community, et al
 - Lessee: Shelter Bay Company, a Washington corporation
 - Affects: Said premises and other property

2. 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 Survey of Shelter Bay, Division No. 4 in Volume 48, Pages 627 through 631:

Recording No: 740962

3. 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: July 8, 1970
Recording No.: 740963

Modification(s) of said covenants, conditions and restrictions

Recording No.: 771239
 Recording No.: 8706120006
 Recording No.: 8907070110
 Recording No.: 9107220050 (re-record of Recording No. 9105170025)
 Recording No.: 9107220051 (re-record of Recording No. 9005150058)
 Recording No.: 9205200023
 Recording No.: 9205200024
 Recording No.: 9205200025
 Recording No.: 9406200066
 Recording No.: 9505160046
 Recording No.: 9605140103
 Recording No.: 9705140180
 Recording No.: 9805070092
 Recording No.: 9905070119
 Recording No.: 200005100092
 Recording No.: 200005100093

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 200105090101
Recording No.: 200205160173
Recording No.: 200501280090
Recording No.: 200505190051
Recording No.: 200505190052
Recording No.: 200802290010
Recording No.: 200905050047
Recording No.: 201105250120
Recording No.: 201305310138
Recording No.: 201506230053
Recording No.: 201607200052
Recording No.: 201808160044
Recording No.: 202106170048

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument:

Recorded: July 8, 1970 and May 16, 1995
Recording No.: 740963
Recording No.: 9505160046
Imposed By: Shelter Bay Community, Inc.

5. Agreement and the terms and conditions thereof:

Between: Shelter Bay Community, Inc. and Shelter Bay Community Division No. 2
Recording Date: February 26, 2009
Recording No.: 200902260127
Providing: Special Assessments

6. Dues, charges and assessments, if any, levied by Shelter Bay Company.
7. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.
8. City, county or local improvement district assessments, if any.