



202208300318

08/30/2022 02:19 PM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor

When recorded return to:  
Catherine J. Trogdon and Peter W. Trogdon  
94 Moultray Farm Rd  
Olga, WA 98279

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022 3575  
AUG 30 2022

Amount Paid \$ 6294.60  
Skagit Co. Treasurer  
By *GT* Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620052378

CHICAGO TITLE  
6200 52378

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John A. Bennett and Judith H. Bennett, Trustees of The John A. Bennett and Judith H. Bennett 2004 Living Trust created March 22, 2004

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Catherine J. Trogdon and Peter W. Trogdon, 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:

MEMORANDUM OF LEASE AND THE TERMS AND PROVISIONS THEREOF:

Lessor: Shelter Bay Company, a Washington Corporation  
Lessee: Donald V. Leach and Delene N. , husband and wife  
Dated: July 10, 1975  
Recorded: February 9, 1978  
Recording No.: 873523

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

Recorded: 08/30/2022 Auditors No: 202208300317

Lot 740, "SURVEY OF SHELTER BAY DIVISION 4, Tribal and Allotted Lands of Swinomish Indian Reservation," 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.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P129430 / 5100-004-740-0000, S3302020221

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: August 22, 2022

The John A. Bennett and Judith H. Bennett 2004 Living Trust created March 22, 2004

BY: *John A. Bennett*  
John A. Bennett  
Trustee

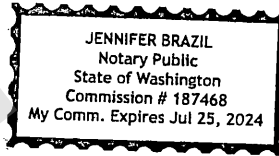
BY: *Judith H. Bennett*  
Judith H. Bennett  
Trustee

State of Washington

County of Skagit

This record was acknowledged before me on August 25, 2022 by John A. Bennett and Judith H. Bennett as Trustee and Trustee, respectively, of The John A. Bennett and Judith H. Bennett 2004 Living Trust created March 22, 2004.

*Jennifer Brazil*  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 7-25-2024



**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  
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

**EXHIBIT "A"**  
Exceptions  
(continued)

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.

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 07/28/2022  
between Catherine J Trogdon and Peter W Trogdon ("Buyer")  
Buyer Buyer  
and Bennett 2004 Living Trust ("Seller")  
Seller Seller  
concerning 740 Tillamuk Dr 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.

DocuSigned by:  
Catherine J Trogdon 7/28/2022  
5ED71CA0B88F4E8...  
Buyer Date

DocuSigned by:  
Peter W Trogdon 7/28/2022  
DBA0FC92C1FF422...  
Buyer Date

Authenticator:  
JOHN BENNETT 07/28/22  
Seller Date

Authenticator:  
Judy Bennett 07/28/22  
Seller Date

