

202307200035
07/20/2023 11:42 AM Pages: 1 of 4 Fees: \$208.50
Skagit County Auditor

When recorded return to:

Richard W. Ayer
Richard W. Ayer and Susan W. Ayer, Trustees of
the Ayer Family 2013 Trust dated April 11, 2013
16323 89th Ave NW
Stanwood, WA 98292

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 7341
JUL 20 2023

Amount Paid \$ 3064.20
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
620054360

Escrow No.: 620054360

STATUTORY WARRANTY DEED

THE GRANTOR(S) Karl J. Feil, a single man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Richard W. Ayer and Susan W. Ayer, Trustees of the Ayer
Family 2013 Trust dated April 11, 2013

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
Recording 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 conditions thereof:

Recorded: July 20, 2023

Auditor's No.: 202307200034

LOT 753, 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 THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P128908 / 5100-004-753-0000, S3302020188

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 19, 2023

Karl J. Feil
Karl J. Feil

State of Washington

County of Skagit

This record was acknowledged before me on July 19, 2023 by Karl J. Feil.

Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027



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. City, county or local improvement district assessments, if any.
7. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc.
8. Dues, charges and assessments, if any, levied by Shelter Bay Company.
9. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.