



202311150058

11/15/2023 03:35 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

When recorded return to:
Wade Eric Melton
520 Kloshe Way
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2023 8764
NOV 15 2023

Amount Paid \$ 2921.80
Skagit Co. Treasurer
By *CT* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
W20055199

Escrow No.: 620055199

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ray Melton, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Wade Eric Melton, an unmarried person

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 5, 1971
Recorded: October 26, 1979
Recording No.: 799529
Lessor: Shelter Bay Company, a Washington corporation
Lessee: Ballard Schuttler and Violte Schuttler, husband and wife
Disclosed: Memorandum of Lease
Assignment of Leasehold Estate and the terms, provisions and conditions thereof;

Recorded: November 15 2023 Auditors No: 202311150057

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Abbreviated Legal: (Required if full legal not inserted above.)
Lot(s): 520 SHELTER BAY DIV. 3
Tax Parcel Number(s): P6750/ 5100-003-520-0000, S3302020480

Subject to:
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: 11/14/23

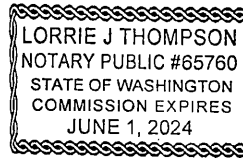
Ray Melton by Kirk Farrell Melton
Ray Melton by Kirk Farrell Melton as co-attorney in fact

Ray Melton by Wade Eric Melton
Ray Melton by Wade Eric Melton as co-attorney in fact

State of Washington
County of SKagit

This record was acknowledged before me on 11-14-2023 by WADE ERIC Melton as
Co-Attorney In Fact of for Ray Melton

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2024



State of Washington
County of SKagit

This record was acknowledged before me on 11-14-2023 by Kirk Farrell Melton as
Co-Attorney In Fact of for Ray Melton

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2024

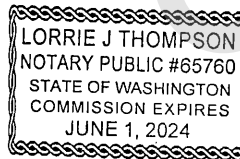


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P6750/ 5100-003-520-0000 and S3302020480

Lot 520, Survey of Shelter Bay, Division No. 3, Tribal Allotted Lands of Swinomish Indian Reservation, as recorded in Volume 43 of official records, pages 839 through 842, under Auditor's File No. 737014, and amendment thereto recorded in Volume 66 of Official Records, page 462, under Auditor's File No. 753731, records of Skagit County, Washington.

Situate in Skagit County, Washington.

EXHIBIT "B"
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 Shelter Bay, Division No. 3:

Recording No: 737014, and amended under 753731

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, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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:

Recording No: 201905020072

6. 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, 1990, May 17, 1990, July 22, 1991, May 20, 992, 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, July 20, 2016 and 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,

EXHIBIT "B"

Exceptions
(continued)

201305310138, 201506230053, 201607200052 and 201808160044 records of Skagit County, Washington

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: June 27, 1969
Auditor's No.: 737015, records of Skagit County, Washington
Imposed By: Shelter Bay Community, Inc.

AMENDED by instrument(s):

Recorded: May 16, 1995 and May 7, 1998
Auditor's No(s): 9505160046 and 9805070092, records of Skagit County, Washington

8. Record of Survey

Recording Date: November 14, 1997
Recording No.: 9711140016

9. 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

10. City, county or local improvement district assessments, if any.

11. Dues, charges and assessments, if any, levied by Shelter Bay Company.

12. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.

13. 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."