

When recorded return to:

Ryan Allen Caplinger and Candice Marie Caplinger
22 Makah Way
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240858

Jun 05 2024

Amount Paid \$9695.50
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620056104

Escrow No.: 620056104

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joan Elaine Conkling, an unmarried person, as her 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 Ryan Allen Caplinger and Candice Marie Caplinger, a married
couple

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 3, 2024

Joan Elaine Conkling
Joan Elaine Conkling

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on June 3 2024 by Joan Elaine Conkling.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: 6-1-2028

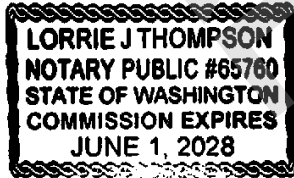


EXHIBIT "A"
Exceptions

1. 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 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: August 19, 1969
Recording No.: 742572

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 18, 1972
Recording No.: 771236

EXHIBIT "A"
Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 12, 1987
Recording No.: 8706120007

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 7, 1989
Recording No.: 8907070110

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 15, 1990
Recording No.: 9005150058

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 17, 1991
Recording No.: 9105170025

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 22, 1991
Recording No.: 9107220050

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 22, 1991
Recording No.: 9107220051

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 20, 1992
Recording No.: 9205200023

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 20, 1992
Recording No.: 9205200024

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 20, 1992
Recording No.: 9205200025

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"
Exceptions
(continued)

Recording Date: May 14, 1996
Recording No.: 9605140103

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 14, 1997
Recording No.: 9705140180

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 7, 1998
Recording No.: 9805070092

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 7, 1999
Recording No.: 9905070119

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 10, 2000
Recording No.: 200005100092

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 10, 2000
Recording No.: 200005100093

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 9, 2001
Recording No.: 200105090101

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 16, 2002
Recording No.: 200205160173

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 28, 2005
Recording No.: 200501280090

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"

Exceptions
(continued)

Recording Date: May 19, 2005
Recording No.: 200505190051

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 19, 2005
Recording No.: 200505190052

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 18, 2007
Recording No.: 200712180107

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 28, 2008
Recording No.: 200802290010

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 5, 2009
Recording No.: 200905050047

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 25, 2011
Recording No.: 201105250120

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 31, 2013
Recording No.: 201305310138

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 23, 2015
Recording No.: 201506230053

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 20, 2016
Recording No.: 201607200052

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 16, 2018

EXHIBIT "A"Exceptions
(continued)

Recording No.: 201808160044

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

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. 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 April 29, 2024
between Ryan Caplinger Candice Caplinger ("Buyer")
Buyer Buyer
and Joan Conkling ("Seller")
Seller Seller
concerning 22 Makah 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.

Authenticator
Ryan Caplinger 04/29/2024
Buyer Date

Joan Conkling 5/22
Seller Date

Authenticator
Candice Caplinger 04/29/2024
Buyer Date

Seller Date