



202006300116

06/30/2020 02:37 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Paul N. Luvera, III and Kelly L. Peters-Luvera
248 Satsop Place
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20202392
JUN 30 2020

Amount Paid \$ 2051.40
Skagit Co. Treasurer
By *ML* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

020042916

Escrow No.: 620042916

STATUTORY WARRANTY DEED

THE GRANTOR(S) Larry D. Bangerter, 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 Paul N. Luvera, III and Kelly L. Peters-Luvera, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

A Lease, or memorandum thereof, including the term and conditions thereof:

Dated: August 16, 1968
Recorded: August 8, 1969
Recording No.: 725143, records of Skagit County, Washington
Lessor: The Swinomish Indian Tribal Community, et a
Lessee: Indian Bay Company, now Shelter Bay Company
Affects: Said Premises and other property

Supplemented and Amended by instrument

Recorded: May 14, 1969
Recording No.: 726476, records of Skagit County Washington
As Amended, the Leasehold term is 75 years from July 1, 1969

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

Recorded: June 30, 2020

Auditors No: 202006300115

P129098

STATUTORY WARRANTY DEED

(continued)

Lot 248, "REVISED MAP OF SURVEY OF SHELTER BAY DIVISION NO. 2, Tribal and Allotted Lands of Swinomish Indian Reservation", as recorded in Volume 43 of Official Records, page 833, records of Skagit County, Washington.

Situated in Skagit County, Washington

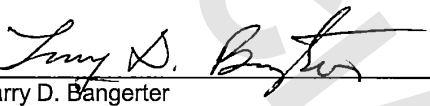
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P129098 / 5100-002-248-0000, S3402350062

Subject to:

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

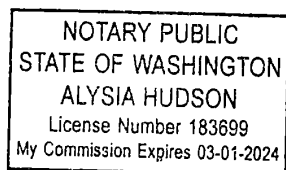
Dated: June 13, 2020


Larry D. Bangerter

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Larry D. Bangerter is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 19, 2020




Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Anington
My appointment expires: 03.01.2024

EXHIBIT "A"

Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof;
Dated: August 16, 1968
Recorded: August 8, 1969
Recording 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
Recording No.: 726476, records of Skagit County, Washington

As amended, the Leasehold term is 75 years from July 1, 1969.
2. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof.
3. 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'.
4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: June 27, 1969
Recording No.: 728259, records of Skagit County, Washington
Executed By: Shelter Bay Company, a Washington corporation

AMENDED by instrument:

Recording No.: 742573
Recording No.: 755472
Recording No.: 771237
Recording No.: 8706120004
Recording No.: 8907070110
Recording No.: 9005150058
Recording No.: 9107220050
Recording No.: 9107220051
Recording No.: 9205200023
Recording No.: 9205200024
Recording No.: 9205200025
Recording No.: 9505160046
Recording No.: 9605140103
Recording No.: 9705140180

EXHIBIT "A"Exceptions
(continued)

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.: 200712180107
 Recording No.: 200802290010
 Recording No.: 200905050047
 Recording No.: 201105250120
 Recording No.: 201305310138
 Recording No.: 201506230053
 Recording No.: 201607200052
 Recording No.: 201808160044

records of Skagit County, Washington

5. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
 Recorded: May 5, 1993
 Recording No.: 9305050046, records of Skagit County, Washington
 Executed By: Shelter Bay Architectural Committee
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
 Recorded: June 27, 1969
 Recording No.: 728259, records of Skagit County, Washington
 Imposed By: Shelter Bay Community, Inc.

AMENDED by instrument:

Recorded: May 16, 1995 and May 7, 1998
 Recording No.: 9505160046
 Recording No.: 9805070092

records of Skagit County, Washington

7. Agreement, including the terms and conditions thereof; entered into;
 By: Shelter Bay Community, Inc.
 And Between: Shelter Bay Community Div. 1
 Recorded: February 26, 2009

EXHIBIT "A"Exceptions
(continued)

Recording No.: 200902260127, records of Skagit County, Washington
Providing: Special assessments

8. Rights-of-way for pipelines, ditches, canals, flumes, if any cross said premises, together with the right to enter thereon for the purpose of repair and maintenance thereof.
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Shelter Bay Community Inc..
12. Assessments, if any, levied by Shelter Bay Company.