



202009090172

09/09/2020 03:54 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Matthew Steinbrueck and Elizabeth Steinbrueck
645 Muckleshoot Circle
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 3572
SEP 09 2020

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043168

Amount Paid \$657.80
Skagit Co. Treasurer
By MIA Deputy

CHICAGO TITLE
620043168

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alica P Leppanen, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Matthew Steinbrueck and Elizabeth Steinbrueck, a married couple

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

LOT 645, SURVEY OF SHELTER BAY DIV. 4, ACCORDING TO THE SURVEY RECORDED JULY 8, 1970, IN VOLUME 48 OF OFFICIAL RECORDS, PAGE 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): S3302020329/P129375

Leasehold estate, as created by the instru7ment herein referred to as the Lease which is identified as follows:

Dated: August 20, 1970

Recording Date: July 14, 2006

Recording No.: 200607140165

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Alica P. Leppanen

Disclosed By: Assignment of Sublease

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

Recorded: 09-09-2020

Auditor's No.: 202009090171

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 17, 2020


Alica P. LeppanenState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Alica P Leppanen 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.

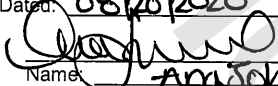
Dated: 08/20/2020
Name: Ana Johnson
Notary Public in and for the State of Washington
Residing at: Shohomish
My appointment expires: 04/19/2023

EXHIBIT "A"

Exceptions

1. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: July 31, 1969
 Lessor: The Swinomish Indian Tribal Community, et al
 Lessee: Shelter Bay Company, a Washington corporation
 Recording Date: August 11, 1969
 Recording No.: 729786

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: electric transmission and distribution line, together with necessary appurtenances
 Recording Date: April 20, 1993
 Recording No.: 9304200098
 Affects: as described in said instrument

3. 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 Div. 4:

Recording No: 740962

4. Covenants, conditions, restrictions and easements 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.: 9005150058
 Recording No.: 9105170025
 Recording No.: 9107220050
 Recording No.: 9107220051
 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.: 200712180107
 Recording No.: 200802290010
 Recording No.: 200905050047
 Recording No.: 201105250120

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 201305310138
Recording No.: 201506230053
Recording No.: 201607200052
Recording No.: 201808160044

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed by the First Deed out of the Plat.
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants and provision thereof disclosed in instruments:

Recorded: July 8, 1970 and May 16, 1995
Recording No.: 740963 and Recording No.: 9505160046
7. Agreement, including the terms and conditions thereof:

Between: Shelter Bay Community, Inc.
And: Shelter Bay Community Div. 1
Recording Date: February 26, 2009
Recording No.: 200902260127
Regarding: Special assessments
8. Water rights, claims or title to water within the boundaries of the Swinomish Indian Reservation.
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. Dues, charges, and assessments, if any, levied by Shelter Bay Company.
12. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.

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 August 10, 2020
between Thomas Martine Laurel Martine ("Buyer")
Buyer Buyer
and Harry Witwick ("Seller")
Seller Seller
concerning 41857 North Shore Lane Concrete WA 98237 (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.

Authentisign
Thomas Martine 08/10/2020
Buyer 9:23:03 PM PDT Date

Authentisign
Harry Witwick 08/10/2020
Seller 9:07:06 PM PDT Date

Authentisign
Laurel Martine 08/10/2020
Buyer 9:11:58 PM PDT Date

Seller Date