



202107260110

07/26/2021 02:14 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor

When recorded return to:
Ronald Wilmot and Mary Wilmot
3618 Oakes Ave
Everett, WA 98201

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-3418
JUL 26 2021

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047710

Amount Paid \$ 4635.40
By Skagit Co. Treasurer
JLB Deputy

CHICAGO TITLE
620047710

STATUTORY WARRANTY DEED

THE GRANTOR(S) Glenn D. Koontz and Lynn G. Koontz, a married couple

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

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

The Leasehold estate affecting the following land created by the instrument herein referred to as the Lease, which is identified as follows:

Dated: September 2, 1972

Recorded: September 7, 1972

Auditor's No.: 773645, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Leslie K. Roland, Trustee of the Roland Trust dated February 25, 1986

Disclosed by: Memorandum of Lease

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

Recorded: July 26, 2021 Auditors No: 202107260109

Lot 476, 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 Recording No. 737014, and amendment thereto recorded in Volume 66 of Official Records, page 462, under Recording No. 753731, records of Skagit County, Washington.

P84473

STATUTORY WARRANTY DEED
(continued)

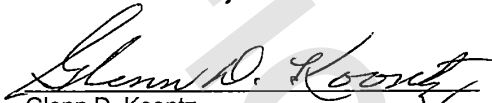
Situating in Skagit County, Washington.

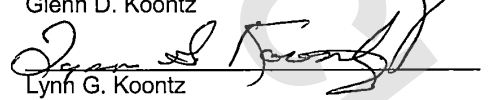
Tax Parcel Number(s): S3302020177, P84473 / 5100-003-476-0000

Subject to:

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

Dated: 7/22/21

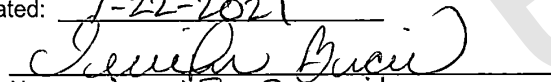

Glenn D. Koontz


Lynn G. Koontz

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Glenn D. Koontz and Lynn G. Koontz are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-22-2021


Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

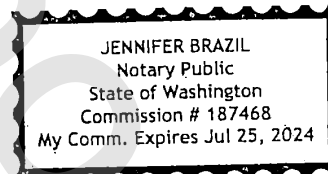


EXHIBIT "A"

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

Amended under Recording No. 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 Schedule A 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 Schedule A which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Schedule A.
5. 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

EXHIBIT "A"

Exceptions
(continued)

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, 1992, 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

Recording No.: 742574
 Recording No.: 771238
 Recording No.: 8706120005
 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.: 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.: 200905050046
 Recording No.: 200905050047
 Recording No.: 201105250120
 Recording No.: 201305310138
 Recording No.: 201506230053
 Recording No.: 201607200052
 Recording No.: 201808160044

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
 Auditor's No.: 737015, records of Skagit County, Washington
 Imposed By: Shelter Bay Community, Inc.

EXHIBIT "A"

Exceptions
(continued)

AMENDED by instrument(s):

Recorded: May 16, 1995 and May 7, 1998
Recording No.: 9505160046
Recording No.: 9805070092
Recording No.: 202106170048

7. 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
8. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.
9. Dues, charges and assessments, if any, levied by Shelter Bay Company.
10. 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 July 03, 2021
between Ronald Wilmot Mary Wilmot ("Buyer")
Buyer Buyer
and Glenn Koontz Lynn Koontz ("Seller")
Seller Seller
concerning 476 Nez Perce Place 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.

Authenticate
[Signature] 07/03/2021
Buyer 1:10:58 AM PDT Date

[Signature] 7/6/21
Seller Date

Authenticate
[Signature] 07/03/2021
Buyer 1:12:28 AM PDT Date

[Signature] 7/6/21
Seller Date