



202305100054

05/10/2023 01:45 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

WHEN RECORDED RETURN TO:

Therese M. Harrington
23052 SE 21st St
Sammamish, WA 98075

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20230445
MAY 10 2023

Amount Paid \$ 7987.40
Skagit Co. Treasurer
By K0 Deputy

Escrow Number: 01348-48347

Filed for Record at Request of: Premier Title of Island County

CHICAGO TITLE
620054089

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Thomas A. Sigmond and Teresa A. Sigmond** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Therese M. Harrington, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

A Leasehold Estate, as created by the instrument herein referred to as the Memorandum of Lease, the terms and provisions thereof:

Lessor: Shelter Bay Company, a Washington corporation
Lessee: Milton R. Walter and Sue M. Walter, husband and wife
Dated: August 15, 1974
Recorded: August 22, 1986
Auditor's No.: 8608220053

ASSIGNMENT OF SUBLEASE BY SUCCESSIVE ASSIGNMENTS AND THE TERMS AND CONDITIONS THEREOF:

Recorded: MAY 10, 2023

Auditors File No. 202305100053

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.

Abbreviated Legal: (Required if full legal not inserted above.)
Lot 149, Shelter Bay Div.2

Tax Parcel Number(s): P129018 and 5100-002-149-0000

Dated: May 06, 2023

Thomas A. Sigmond
Thomas A. Sigmond

Teresa A. Sigmond
Teresa A. Sigmond

State of Washington

County of ~~Island~~ SKAGIT

This record was acknowledged before me on 10th day of May, 2023 by Thomas A. Sigmond and Teresa A. Sigmond.

(Stamp)

C.D. Walker
Printed name: C.D. WALKER
Notary Public
My commission expires: 12.12.24

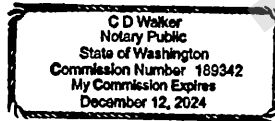


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 149, "REVISED MAP OF SURVEY OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservation," as recorded in Volume 43 of Official Records, pages 833 through 838, inclusive, under Recording No. 737013, records of Skagit County, Washington.

TOGETHER WITH all right, title and interest in and to that certain "Agreement for Dock Easement", dated September 1, 1974, as disclosed by Dock Easement recorded June 17, 1981, under Recording No. 8106170029

Situate in the County of Skagit, State of Washington.