UNOFFICIAL DOCUMENT

202307070029
07/07/2023 11:42 AM Pages: 1 of 4 Fees: $206.50
Skagit County Auditor

After recording return to:

NORTH SOUND LAW GROUP PLLC
300 N. Commercial St.
Bellingham, WA 98225

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2023 7180
JUL 07 2023
Amount Paid $-0-
Skagit Co. Treasurer
By BM Deputy

DOCUMENT TITLE:	Statutory Warranty Deed
GRANTOR:	Todd Patterson, an unmarried person
GRANTEE:	Todd Patterson, Trustee, or his successors in interest, of the Todd Patterson Living Trust dated September 13, 2021, and any amendments thereto.
ABBREV. LEGAL DESCRIP.:	Lot 446, Shelter Bay Division No. 3 (Full Legal on Pg. 1)
ASSESSOR'S TAX/PARCEL NO.:	5100-003-446-0000 / P129251 / S3302020132

STATUTORY WARRANTY DEED

THE GRANTOR, Todd Patterson, an unmarried person, in consideration of funding a revocable trust and for no other consideration, conveys and warrants to THE GRANTEE, Todd Patterson, Trustee, or his successors in interest, of the Todd Patterson Living Trust dated September 13, 2021, and any amendments thereto, 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:	August 16, 1968
Recording Date:	April 8, 1969
Recording No.:	725143
Lessor:	The Swinomish Indian Tribal Community, et al.
Lessee:	Indian Bay Company, now Shelter Bay Company.
Disclosed by:	Memorandum of Lease
Affects:	Said premises and other property

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

Recorded: July 7, 2023

Auditors File No.: 202307070028

Lot 446, 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 Auditor's File No. 737014, and amendment thereto recorded in Volume 66 of Official Records, page 462, under Auditor's File No. 753731, records of Skagit County, Washington.

Situate in Skagit County, State of Washington.

SUBJECT TO the matters disclosed in Exhibit A attached hereto and made a part hereof.

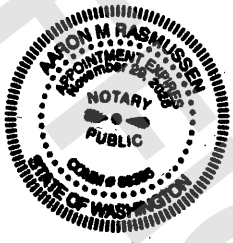
DATED this 5th day of July, 2023

TODD PATTERSON

STATE OF WASHINGTON)
) :ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that TODD PATTERSON 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 the instrument.

DATED this 5 day of July, 2023



Notary Public in and for the State of Washington,
Residing at: Mt. Vernon
My appointment expires: 11/29/26

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EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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, Division No. 3.
   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
   Recording Date: April 8, 1969
   Recording No.: 725143
   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:

   Recording Date: May 14, 1969
   Recording No.: 726476

   As amended, the Leasehold term is 75 years from July 1, 1969.

3. Terms, covenants, conditions, and provisions of the lease, 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 which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof.

5. Agreement, including the terms and conditions thereof;

   By: Shelter Bay Community, Inc.
   And Between: Shelter Bay Community Division No. 1
   Recording Date: February 26, 2009
   Recording No.: 200902260127
   Providing: Special Assessments

6. 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

   AMENDED by instruments:

   Recording No.: 742574, 771238, 8706120005, 8907070110, 9005150058, 9105170025, 9107220050, 9107220051, 9205200023, 9205200024, 9205200025, 9505160046, 9605140103, 9705140180, 9805070092, 9805070119, 200005100092, 200005100093, 200105090101, 200205160173; 200501260090; 200505190051, 200505190052, 200712180107 200802290010, 200802290010, 200905050046, 200905050047, 201105250120, 201305310138, 201607200052, and 201808160044 .

7. Liens and charges as set forth in the above mentioned declaration,

   Payable to: Shelter Bay Community, Inc.

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EXHIBIT "A"

Exceptions
(continued)

8. Liens and charges as set forth in the above mentioned declaration,

   Payable to: Shelter Bay Company

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 Company.

12. Assessments, if any, levied by Shelter Bay Community, Inc.