



202408080043

08/08/2024 01:34 PM Pages: 1 of 8 Fees: \$310.50
Skagit County Auditor

When recorded return to:

Ross L. Mayberry
Ross L. Mayberry, Trustee of the Ross Mayberry
Revocable Living Trust dated July 27, 2022
97 Samish Place
La Conner, WA 98257

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620056372

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2024 1700
AUG 08 2024

Amount Paid \$ 44411.80
Skagit Co. Treasurer
By Deputy

LT

CHICAGO TITLE
620056372

STATUTORY WARRANTY DEED

THE GRANTOR(S) Margaret L Hanson, an unmarried person and Brit L Kramer and Laura J Morgan, Executors of the Estate of M. James Hanson

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Ross L. Mayberry, Trustee of the Ross Mayberry Revocable Living Trust dated July 27, 2022, and any amendments thereto

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

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

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

Ptn 97 & 98 Revised Map of Shelter Bay Div. II Tribal Allotted Lands of Swinomish Indian Reservation Skagit County, WA

Tax Parcel Number(s): S3402360069 / P128973 /5100-002-097-0000,

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

Dated: July 15, 1969 Recorded: July 24, 1969 Recording No.: 729138

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Axel Osberg & Hilma J. Osberg, his wife

Disclosed by: Memorandum of Lease

STATUTORY WARRANTY DEED
(continued)

Assignment of Leasehold Estate and terms, provisions and conditions thereof

Recorded August 8, 2024

Auditor's No. U 202408080042

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: 8/5/2024

Estate of M. James Hanson

BY: Laura J Morgan - executor
Laura J. Morgan
Executor

BY: Brit L. Kramer - executor
Brit L. Kramer
Executor

Margaret L. Hanson by Laura J Morgan as her attorney in fact
Margaret Hanson by Laura J Morgan as
her attorney in fact

Margaret L. Hanson by Brit L. Kramer as her attorney in fact
Margaret Hanson by Brit L. Kramer as
her attorney in fact

State of WA

County of SKAGIT

This record was acknowledged before me on AUG 5, 24 by Laura J. Morgan and
Brit L. Kramer as co-Executors of the Estate of M. James Hanson.

Judith A. Williams
(Signature of notary public)

Notary Public in and for the State of WA
My appointment expires: 10/29/26

State of WA

County of SKAGIT

This record was acknowledged before me on AUG. 5, 24 by Brit L. Kramer and
Laura J. Morgan, as attorneys in fact for Margaret Hanson.

Judith A. Williams
(Signature of notary public)

Notary Public in and for the State of WA
My appointment expires: 10/29/26

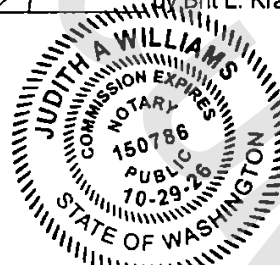
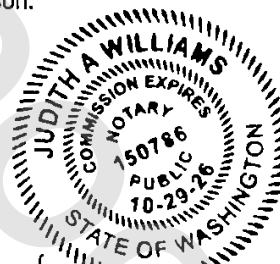


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): S3402360069 / P128973 /5100-002-097-0000 and

LOT 97, "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, PAGE 833, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID TRACT;
THENCE SOUTH 83°30'00" WEST ALONG THE SOUTHERLY LINE OF SAID TRACT, 19.51 FEET;
THENCE NORTH 42°48'01" WEST, 98.2 FEET;
THENCE NORTH 22°03'35" WEST TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID TRACT;
THENCE SOUTHEASTERLY ALONG SAID LINE TO THE MOST EASTERLY CORNER OF SAID TRACT.

TOGETHER WITH THAT PORTION OF LOT 98 "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, PAGE 833, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID TRACT;
THENCE SOUTH 74°30'00" WEST ALONG THE NORTHERLY LINE OF SAID TRACT, 101.37 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 22°03'35" EAST TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID TRACT;
THENCE NORTHWESTERLY ALONG SAID LINE TO THE NORTHWESTERLY CORNER OF SAID TRACT;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. A Lease, or memorandum thereof, including the terms and conditions thereof;
 Dated: August 16, 1968
 Recorded: August 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.
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 Schedule A which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Schedule A.
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
 Auditor's No(s): 728259, records of Skagit County, Washington
 Executed By: Shelter Bay Company, a Washington corporation

 AMENDED by instrument:
 Recorded: August 19, 1970; July 16, 1971; July 18, 1972; June 12, 1987; July 7, 1989; May 15, 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, May 5, 2009, May 25, 2011, May 31, 2013, June 23, 2015, July 20, 2016, August 16, 2018, June 17, 2021
 Auditor's No.: 742573; 755472; 771237; 8706120004; 8907070110; 9005150058; 9107220050; 9107220051; 9205200023; 9205200024; 9205200025; 9505160046; 9605140103; 9705140180; 9805070092; 9905070119; 200005100092; 200005100093; 200105090101; 200205160173, 200501280090; 200505190051, 200505190052, 200712180107, 200802290010, 200905050047, 201105250120, 201305310138, 201506230053, 201607200052, 201808160044 and 202106170048 records of Skagit County, Washington

EXHIBIT "B"Exceptions
(continued)

5. 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.: 728259, records of Skagit County, Washington
 Imposed By: Shelter Bay Community, Inc.
- AMENDED by instrument:
 Recorded: May 16, 1995 and May 7, 1998
 Auditor's No.: 9505160046 and 9805070092, records of Skagit County, Washington
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Gene Dunlap
 Purpose: Ingress, egress, drainage, and underground utilities
 Recording Date: March 17, 1970
 Recording No.: 737018
 Affects: All private roads within the plat of Survey of Shelter Bay, Div. 2, and other properties
7. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
8. 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 Revised Shelter Bay Division No. 2:
- Recording No: 737013
9. 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
 Auditor's No. 200902260127, records of Skagit County, Washington
 Providing: Special assessments
10. Approval of Boundary Line Adjustment, including the terms, covenants and provisions thereof;
- Recording Date: August 7, 1990

EXHIBIT "B"

– Exceptions
(continued)

Recording No.: 9008070090

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

Granted to: Swinomish Indian Tribe
Purpose: Water main, concrete water vault and appurtenances
Recording Date: August 15, 1975
Recording No.: 821974
Affects: Said premises and other property

12. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: March 28, 1988
Recording No.: 8803280036
Matters shown: Boundary line adjustment

13. City, county or local improvement district assessments, if any.

14. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc.

15. Dues, charges and assessments, if any, levied by Shelter Bay Company.

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, 2024
between Ross Mayberry Revocable Living Trust ("Buyer")
and M. James Hanson Estate ("Seller")
concerning 97 Samish Pl La Conner WA 98257 (the "Property")

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.

Ross Mayberry Revocable Living Trust 07/04/2024
Buyer Date

Buyer Date

Brit L. Kramer as Personal Rep. 8/15/24
Laura J. Morgan as Personal Rep. 8/15/24
Seller Date

Margaret Hanson, by Brit L. Kramer as Attorney-in-fact 8/15/24
Margaret Hanson, by Laura J. Morgan as Attorney-in-Fact 8/15/24
Seller Date