



202509090056

09/09/2025 02:32 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

When recorded return to:

Shane Flynn
281 Soleduck Place
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20252993
SEP 09 2025

Amount Paid \$ 2510.60
Skagit Co. Treasurer
By KO Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 500162131

CHICAGO TITLE
500162131

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dereck Bergsma, an unmarried person and Lamar Bergsma, an unmarried person, each as their respective separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Shane Flynn, an unmarried person

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

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

Dated: October 11, 1974

Recorded: March 19, 1979

Recording No.: 7903190046, records of Skagit County, Washington

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Leo A. Cooper, Jr. and Myrle A. Cooper, husband and wife

Disclosed by: Memorandum of Lease

Term: For a period of time terminating on June 30, 2044

Recorded: September 9, 2025
Auditors No: 202509090055

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Abbreviated Legal: (Required if full legal not inserted above.)

LT 281, Shelter Bay DIV. 2

Tax Parcel Number(s): P129123 / 5100-002-281-0000, S3402350087

STATUTORY WARRANTY DEED (continued)

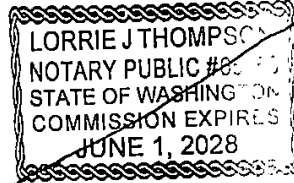
Subject to:

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

Dated: September 5, 2025

Derek Bergsma
Derek Bergsma

Lamar Bergsma
Lamar Bergsma



State of Washington
County of SKAGIT

This record was acknowledged before me on 9-8-2025 by Derek Bergsma.

Lorrie J Thompson
(Signature of notary public)

Notary Public in and for the State of Washington
My commission expires: 6-1-2028

State of Washington
County of SKAGIT

This record was acknowledged before me on 9-8-2025 by Lamar Bergsma.

Lorrie J Thompson
(Signature of notary public)

Notary Public in and for the State of Washington
My commission expires: 6-1-2028

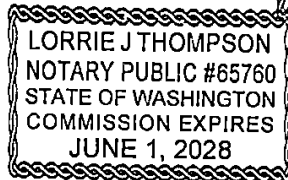
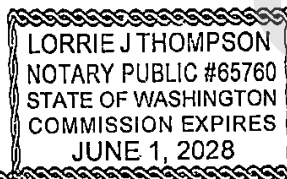


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129123 / 5100-002-281-0000 and S3402350087

Lot 281, REVISED MAP OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservation as recorded March 17, 1970, in Volume 43, pages 833 through 838, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

1. Lease, and the terms and conditions thereof:

Lessor: Swinomish Indian Tribal Community, Alvin Bobb, Cary Bobb, Margaret
 Cagey, Emily Joe, et al
 Lessee: Indian Bay Company
 For A Term Of: 25 years, together with an option to renew for an additional 25 year
 term
 Dated: August 16, 1968
 Recording Date: April 8, 1969
 Recording No.: 725143

(Said lease covers the subject property and other property)

The lessee's interest in said Lease is now held of record by Shelter Bay Company, a
 Washington corporation.

A supplement and amendment of said Lease, dated February 11, 1969, was recorded May 14,
 1969, under recording number 726476. Said amendment provides that the terms of said Lease
 shall be for 75 years beginning July 1, 1969, reference to the record is hereby made for full
 particulars.

2. 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, 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: June 27, 1969
 Recording No.: 728259

Modification(s) of said covenants, conditions and restrictions

Recording No.: 742573
 Recording No.: 755472
 Recording No.: 771237
 Recording No.: 8706120004
 Recording No.: 8907070110
 Recording No.: 9107220051 being a re-recording of Recording No. 9005150058
 Recording No.: 9107220050 being a re-recording of Recording No. 9105170025
 Recording No.: 9205200023
 Recording No.: 9205200024
 Recording No.: 9205200025
 Recording No.: 9406200066
 Recording No.: 9505160046
 Recording No.: 9605140103

EXHIBIT "B"Exceptions
(continued)

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
 Recording No.: 201305310138
 Recording No.: 201506230053
 Recording No.: 201607200052
 Recording No.: 201808160044
 Recording No.: 202106170048
 Recording No.: 202507030055

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Div. 2:

Recording No: 737013

4. 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

5. Terms and conditions contained in Shelter Bay Community, Inc. Resolution No. 07-17 as recorded December 18, 2007, under recording number 200712180107
6. Trust Improvement Use & Occupancy Tax and charges; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2025
 Tax Account No.: P129123 / 5100-002-281-0000

EXHIBIT "B"

Exceptions
(continued)

Swinomish Tax Authority No.: S3402350087

Assessed Value: \$156,600.00

General and Special Taxes: Billed: \$1,876.07

Paid: \$0.00

Unpaid: \$1,876.07

Effective Jan 1, 2015, please contact the Swinomish Taxing Authority at (360) 466-1058 for property taxes. Prior to close of escrow, please contact the Swinomish Taxing Authority to confirm all amounts owing, including current fiscal year taxes; supplemental taxes, escaped assessments and any delinquencies.

7. City, county or local improvement district assessments, if any.
8. Dues, charges and assessments, if any, levied by Shelter Bay Company.
9. Dues, charges and assessments, if any, levied by Shelter Bay Community, Inc.