202509180063
09/18/2025 02:45 PM Pages: 1 of 6 Fees: $308.50
Skagit County Auditor

When recorded return to:
Patricia S. Pedersen
548 Klamath Drive
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2025-3084
SEP 18 2025
Amount Paid $ 3,184.20
Skagit Co. Treasurer
By CC Deputy

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620059882

Escrow No.: 620059882

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marianne Green, an unmarried person

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys and warrants to Patricia S. Pedersen, an unmarried person

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.)

Lot 548, Shelter Bay Div 3

Tax Parcel Number(s): P129309 / 5100-003-548-0000, S3302020421

Subject to:

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

Leasehold estate, as created by the instrument herein referred to as the Lease which is identified as follows:
Dated: October 9, 1973
Recorded: July 22, 1985
Recording No.: 8507220072
Lessor: Shelter Bay Company, a Washington corporation
Lessee: Gunnliev & Ronnaug J. Loklingholm, husband and wife
Disclosed by: Memorandum of Lease

Assignment of Leasehold Estate and the terms, Provisions, and conditions thereof
Recorded: September 18, 2025 Auditors File No: 202509180062

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

Dated: Sept. 11, 2025

Marianne Green
Marianne Green

State of Washington
County of Skagit

This record was acknowledged before me on September 11, 2025 by Marianne Green.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

LORRIE J THOMPSON
NOTARY PUBLIC #65760
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 1, 2028

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129309 / 5100-003-548-0000 and S3302020421

Lot No. 548, Survey of Shelter Bay Division No. 3 Tribal and Allotted Lands of Swinomish Indian Reservation, as recorded in Volume 43 of Records, pages 839 to 842, inclusive under Auditor's File No. 737014, records of Skagit County, Washington.

Situate in the County of Mount Vernon, County of Skagit, State of Washington.

UNOFFICIAL DOCUMENT

EXHIBIT "B"
Exceptions

1. 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
   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:
   Recorded: May 14, 1969
   Recording No.: 726476

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

2. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

   Recorded: June 27, 1969
   Recording No.: 737015
   Imposed By: Shelter Bay Community, Inc.

   AMENDED by instrument(s):

   Recording No.: 9505160046
   Recording No.: 9805070092

3. 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
   Recording No.: 200902260127
   Providing: Special Assessments

4. 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 in Volume 43, Pages 839 to 842:

   Recording No.: 737014

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

   AMENDED by instrument:

   Recording No.: 742574
   Recording No. 771238
   Recording No.: 8706120005
   Recording No.: 8907070110
   Recording No.: 9005150058

UNOFFICIAL DOCUMENT

EXHIBIT "B"

Exceptions
(continued)

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.:	200802290010
Recording No.:	200905050046
Recording No.:	200905050047
Recording No.:	201105250120
Recording No.:	201305310138
Recording No.:	201506230053
Recording No.:	201607200052
Recording No.:	201808160044
Recording No.:	202106170048
Recording No.:	202507030055

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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

Dated:	October 9, 1973
Recorded:	July 22, 1985
Recording No.:	8507220072
Lessor:	Shelter Bay Company, a Washington corporation
Lessee:	Gunnliev & Ronnaug J. Loklingholm, husband and wife
Disclosed by:	Memorandum of Lease

The Lessee's interest was assigned by successive instruments, the last of which was

Recorded:	July 31, 2013
Recording No.:	201307310011
Assignee:	Marianne W. Green, as a separate estate

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.

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

UNOFFICIAL DOCUMENT

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 1, 2025

between Bruce Gyger (Buyer), Kim Morrill (Buyer) ("Buyer")

and Ivar Meflaender (Seller), (Seller) ("Seller")

concerning 633 Wanapum Dr. (Address), La Conner (City), WA (State), 98257 (Zip) (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.

Authentisign Kim Morrill	08/07/2025	Ivar Meflaender	8/1/25
Buyer	Date	Seller	Date
Authentisign Bruce Gyger	08/08/2025		
Buyer	Date	Seller	Date