



202605120054

05/12/2026 02:30 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

When recorded return to:
Michael McLaws and Carol McLaws
PO Box 1195, PMB 65
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20260402
MAY 12 2026

Amount Paid \$ 3005.00
By Skagit Co. Treasurer Deputy
KO

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Title No.: 620061707
Escrow No.: 245479096

Chicago Title
620061707

STATUTORY WARRANTY DEED

THE GRANTOR(S) Susan L. Walker, an unmarried person and Susan L. Walker, Trustee of the Sharon Leigh Caple, Third Party Irrevocable Special Needs Trust for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Michael McLaws and Carol McLaws, a married couple

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 271, Shelter Bay Div. 2

Tax Parcel Number(s): P129116, 5100-002-271-0000, S3402350080

Subject to:

A leasehold estate, as created by the instrument therein referred to as the Memorandum of Lease, the terms and provisions thereof:

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Clifford D. Wyckoff and Jean T. Wyckoff, husband and wife

Dated: May 4, 1974

Recorded: March 19, 1984

Auditor's No.: 8403190053

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

Recorded: May 12, 2026

Auditor's File No.: 202605120053

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

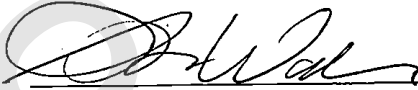
The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"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."

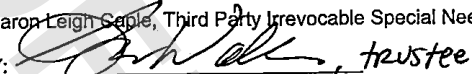
STATUTORY WARRANTY DEED
(continued)

Dated: 5-8-26



Susan L. Walker

Sharon Leigh Caple, Third Party Irrevocable Special Needs Trust

BY: , trustee
Susan L. Walker, Trustee

State of Arizona

County of Maricopa

This record was acknowledged before me on 5-8-2026
5-9-2026 by Susan L. Walker.


(Signature of notary public)
Notary Public in and for the State of Arizona
My appointment expires: 2.6.2028

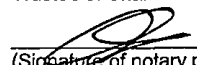


JUSTINA A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #681012
Expires 02/06/2028

State of Arizona

County of Maricopa

This record was acknowledged before me on 5-8-2026
by Susan L. Walker as ,
Trustee of Sharon Leigh Caple, Third Party Irrevocable Special Needs Trust.


(Signature of notary public)
Notary Public in and for the State of Arizona
My appointment expires: 2.6.2028



JUSTINA A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #681012
Expires 02/06/2028

EXHIBIT "A"
Legal Description

LOT 271, "REVISED MAP OF SURVEY OF SHELTER BAY DIV. 2 TRIBAL AND ALLOTTED LANDS OF SWINOMISH INDIAN RESERVATIONS," AS RECORDED MARCH 17, 1970, IN VOLUME 43, PAGES 833 THROUGH 838, INCLUSIVE, UNDER AUDITOR'S FILE NO. 737013, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN 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 No. 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, 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 Revised Shelter Bay Div. 2:

Recording No: 737013

3. 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

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

EXHIBIT "B"

Exceptions

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

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. 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
Recording Date: August 15, 1975
Recording No.: 821974

6. Terms and conditions contained in Shelter Bay Community, Inc. Resolution No. 07-17 as recorded December 18, 2007, under Recording No. 200712180107

7. Agreement, including the terms, covenants and provisions thereof

Recording Date: February 26, 2009
Recording No.: 200902260127

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

9. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

10. Any claim of invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage based on the application of a Tribe's law resulting from the failure of the Insured Mortgage to specify State law as the governing law with respect to the lien of the Insured Mortgage.

11. The inability of the Insured to enforce the insured leasehold under state law, or to choose in what court (federal, state or tribal) the Insured may bring an action to enforce the insured leasehold.

12. NOTE: The Land described herein is or may be located within the boundaries of the Swinomish Indian Reservation. The governmental powers and regulations referenced in Paragraphs 1 and 2 of the Exclusions from Coverage of this policy include any powers and regulations of said Tribe.