



202605290156

05/29/2026 03:37 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

When recorded return to:

Stuart E. Thornton and Mary-Lynn Thornton
106 Chinook Place
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026.1640
MAY 29 2026

Amount Paid \$ 5837.00
By Skagit Co. Treasurer
Deputy
LT

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620062332

CHICAGO TITLE
620062332

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marylee Killinger, 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 Stuart E. Thornton and Mary-Lynn Thornton, 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 106, Shelter Bay, Div. 2

Tax Parcel Number(s): P128980 / 5100-002-106-0000

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: November 1, 1974

Recorded: November 1, 1974

Recording No.: 809563

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Richard L. Beckes and Alpha L. Beckes, husband and wife

Disclosed by: Memorandum of Lease Agreement

Assignment of Leasehold Estate and the Terms, Provisions and Conditions thereof:

Recorded May 29, 2026 Auditors File No.: 202605290155

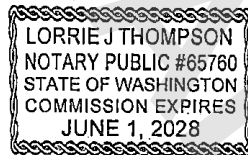
STATUTORY WARRANTY DEED
(continued)Dated: May 29, 2026Marylee Killinger
Marylee KillingerState of WashingtonCounty of SKagitThis record was acknowledged before me on May 29 2026 by Marylee Killinger.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P128980 / 5100-002-106-0000

Lot 106, REVISED MAP OF SHELTER BAY DIV. 2, Tribal and Allotted Lands of Swinomish Indian Reservation as recorded March 17, 1970, in Volume 43 of Official Records, pages 833 through 838, records of Skagit County, Washington.

Together with the following described parcel:

Beginning at the Northeast corner of Lot 106;
thence South 66°00'00" East to the line of mean high tide;
thence Southerly along the line of mean high tide to the intersection with a line projected South 66°00'00" East from the Southeast corner of Lot 106;
thence North 66°00'00" West to the Southeast corner of Lot 106;
thence North 24°00'00" East a distance of 70.00 feet to the point of beginning.

Situated in Skagit County, 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

EXHIBIT "B"

Exceptions
(continued)

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

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.
13. Dues, charges and assessments, if any, levied by Shelter Bay Company.
14. Dues, charges, and assessments, if any, levied by Shelter Bay Community, Inc.
15. City, county or local improvement district assessments, if any.
16. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.