



202609240042

09/24/2026 02:14 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

When recorded return to:
James E. Chapin and Stacy W. Chapin
867 Kalispell Dr.
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20263161
SEP 24 2026

Amount Paid \$12,509.68
Skagit Co. Treasurer
By *KE* Deputy

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.: 620063257
Escrow No.: 245482058

Chicago Title
620063257

STATUTORY WARRANTY DEED

THE GRANTOR(S) **P.W. Housing, LLC**, a Washington limited liability company 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 **James E. Chapin and Stacy W. Chapin, 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 867 Shelter Bay, Div. 5

Tax Parcel Number(s): P129517, 5100-005-867-0000, S3302020064

Subject to:

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

Lessor: Fidalgo Inc. (Shelter Bay Company, a Washington Corporation)

Lessee: John E. Sprouse and Patricia S. Sprouse, husband and wife

Dated: July 15, 1977

Recorded: July 18, 1977

Auditor's No.: 860792

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

Recorded: September 24, 2026

Auditor's File NO: 202609240041

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

STATUTORY WARRANTY DEED
(continued)Dated: 09/17/26

P.W. Housing, LLC

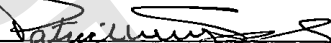
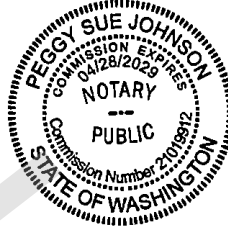
BY: 
Patrick W. Shields, ManagerState of WashingtonCounty of YakimaThis record was acknowledged before me on SEPTEMBER 17, 2026 by Patrick W. Shields
as Manager of P.W. Housing, LLC.
(Signature of notary public) Peggy Sue Johnson
Notary Public in and for the State of WA #21019912
My appointment expires: 04/28/2029
Resides at: Sunnyside, WA 98944

EXHIBIT "A"
Legal Description

Lot No. 867 Amended Survey of Shelter Bay Div. 5 Tribal and Allotted Lands of Swinomish Indian Reservation, as recorded on June 2, 1976 in Volume 1 of Surveys, pages 184 through 186, inclusive, records of Skagit County, Washington, under Auditor's File No. 836134.

Situate in the County of Skagit, State of Washington.

P.W.S.

EXHIBIT "B"

Exceptions

1. 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."

2. 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.

3. 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.

4. 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.

5. 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.

6. 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 Amended Survey of Shelter Bay Div. 5, recorded in Volume 1 of Surveys, Pages 184 through 186:

Recording No: 836134

7. A leasehold estate, upon and subject to all of the provisions therein contained, as created by that certain lease;

Dated: August 16, 1968

Recording Date: 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

Auditor's No.: 726476, records of Skagit County, Washington

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

P.W.S.

EXHIBIT "B"

Exceptions

8. 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: March 17, 1970

Recording No.: 737017

Executed By: Shelter Bay Company, a Washington corporation

AMENDED by instruments:

Recording No.: 742573

Recording No.: 755472

Recording No.: 771237

Recording No.: 836136

Recording No.: 838370

Recording No.: 8706120004

Recording No.: 8907070110

Recording No.: 9005150058

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.: 200905050047

Recording No.: 201105250120

Recording No.: 201305310138

Recording No.: 201506230053

Recording No.: 201607200052

Recording No.: 201709050133

Recording No.: 201808160044

Recording No.: 202106170048

Recording No.: 202507030055

9. Liens and charges as set forth in the above mentioned declaration,
Payable to: Shelter Bay Community, Inc.

10. 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

P.W.S.