


After recording return to:  
DAVID A. SCHELLERT  
16039 SE 135TH  
RENTON WA 98059

  
199911030082  
Kathy Hill, Skagit County Auditor  
11/3/1999 Page 1 of 3 1:40:37PM

Filed for Record at the Request of  
Washington Title Company R227916

FIRST AMERICAN TITLE CO.

LPB-10

60525-1

**STATUTORY WARRANTY DEED**

**THE GRANTOR** THOMAS A. PARENTI and LINDA R. PARENTI, husband and wife

for and in consideration of Ten Dollars and Other Good and Valuable Consideration

in hand paid, conveys and warrants to DAVID A. SCHELLERT and JAMIE R. SCHELLERT, husband and wife

the following described real estate, situate in the County of SKAGIT, State of Washington:

SECTION 23, TOWNSHIP 36, RANGE 3; PTN. SW AKA TRACT 72 "COLONY MOUNTAIN" COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "B"

SUBJECT TO: SEE EXHIBIT "A" ATTACHED HERETO AND THIS REFERENCE MADE A PART HEREOF;

SKAGIT COUNTY WASHINGTON

Real Estate Excise Tax

32303

NOV 3 1999

Tax Account No. 360323-3-005-1500

Amount Paid \$ 948.60

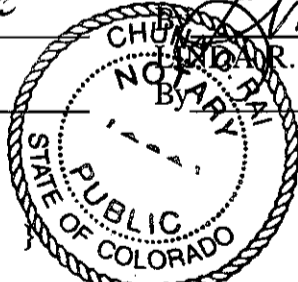
Dated this 27th day of OCTOBER, 1999

By Thomas A. Parenti  
THOMAS A. PARENTI

By \_\_\_\_\_

Linda R. Parenti  
LINDA R. PARENTI

Colorado }  
STATE OF WASHINGTON }  
COUNTY OF Boulder



On this day personally appeared before me THOMAS A. PARENTI LINDA R. PARENTI to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that THEY signed the same as THEIR free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 29 day of October, 1999

[Signature]

Notary Public in and for the State of Colorado  
residing at 1242 Pearl St. Bldg My commission expires: \_\_\_\_\_

My Commission Expires 5/7/2000

EXHIBIT "A" ORDER NO.60525

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: -----  
Recorded: July 6, 1973  
Auditor's No.: 787652

B. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED:

Declaration Dated: May 6, 1976  
Recorded: November 8, 1976  
Auditor's No.: 845592

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN; AND INCIDENTAL PURPOSES.

For: Electric line right of way together with the right to construct, maintain, replace and enlarge one or more electric lines consisting of poles, anchors, wires and/or underground cables, conduits and manholes  
Puget Sound Power & Light Company  
May 22, 1975.  
817912.  
In Favor Of:  
Recorded:  
Auditor's No.:  
Affects: A 60 foot strip, reference to the record hereby made for full particulars

D. A NON-EXCLUSIVE EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Ingress, egress and utilities  
In Favor Of: All property owners in Colony Mountain  
Recorded: 10/1/73; 11/21/73; 3/27/74; 3/29/74;  
5/1/74 and 10/17/74  
Auditor's Nos.: 791555, 793602, 798356, 798408, 798409,  
798522, 800130, 801522, 808992, 808993,  
808994 and 808995

Said 50 foot strip was purportedly conveyed to Colony Mountain Community Club by instrument recorded under Auditor's File No. 8005190033.

Clarification of Easement recorded September 21, 1979 under Auditor's File No. 7909210015, reference is made to the document for particulars. (See copy attached)

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Thomas Petti  
Dated: MAY 14, 1974  
Recorded: MAY 11, 1974  
Auditor's No.: 801522  
Purpose: Roadway, ingress, egress and utilities  
Area Affected: Westerly 25 feet of the subject property

F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Thomas A. Parenti and  
Linda Parenti  
Recorded: June 22, 1993  
Auditor's No.: 9306220001

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



199911030082

Kathy Hill, Skagit County Auditor

Order No. : 60525

SCHEDULE "B"

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

A tract of land in the Southwest 1/4 of Section 23, Township 36 North, Range 3 East, W.M., Skagit County, Washington, described as follows:

Beginning at a point on the Easterly line of the West 1/2 of the East 1/2 of the Southwest 1/4 of said Section 23, a distance of 646.78 feet on a bearing of North 1 degree 08'34" West from the Southeast corner of the said West 1/2 of the East 1/2; thence continuing along said Easterly line North 1 degree 08'34" West, 355.00 feet; thence South 66 degrees 24'08" West, 863.89 feet; thence South 28 degrees 58'00" East, 210.00 feet; thence North 75 degrees 56'07" East, 718.57 feet to the Point of Beginning. (Also known as Tract 72 of the unrecorded Survey of Colony Mountain.)



199911030082

Kathy Hill, Skagit County Auditor