



200002180050

Kathy Hill, Skagit County Auditor

2/18/2000 Page 1 of 4 11:18:37AM

RETURN TO:

Peoples Bank
4183 Meridian Street, 2nd Floor
Bellingham, WA 98226

LAND TITLE COMPANY OF SKAGIT COUNTY

ASSESSOR'S PARCEL OR ACCOUNT NUMBER: 360323-3-005-0106

LOAN NUMBER: 5018309-401

P-92423

STATUTORY WARRANTY DEED

THE GRANTOR Tim Pearson and Diana Pearson

for and in consideration of Ten Dollars & other valuable consideration
in hand paid, conveys and warrants to Curtis Ray Fenimore and Mary Ann Fenimore, Husband and Wife

the following described real estate, situated in the County of Skagit
, State of Washington:

AS HERETO ATTACHED IN EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF

Lot 73 colony Mountain in 23-36-3

EXCEPTIONS CONTAINED IN LAND TITLE COMPANY'S PRELIMINARY COMMITMENT
NO. P-92423, AS MORE FULLY DESCRIBED IN EXHIBIT "B" ATTACHED HERETO
AND BY THIS REFERENCE MADE A PART HEREOF

33931
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

Dated 02/16/00

FEB 18 2000

Amount Paid \$1,560.00
Skagit Co. Treasurer
By Deputy

Seller

Seller Tim Pearson

Seller

Seller Diana Pearson

STATE OF WASHINGTON

WHATCOM

County ss:

On this day personally appeared before me Tim Pearson and Diana Pearson

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 17TH

day of FEBRUARY, 2000

CAROL J BARBER

Notary Public in and for the State of Washington,
residing at BELLINGHAM

My appointment expires: 12-2-2000

EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land in Section 23, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point 556.81 feet North and 582.84 feet East of the Southwest corner of said Section 23;
thence South 24°28'00" East 70.77 feet to a curve to the left having a radius of 5,170 feet, the center of which curve bears North 65°32'00" East;
thence along said curve to the left through a central angle of 3°14'13" an arc distance of 292.08 feet;
thence North 64°14'00" East 577.81 feet;
thence North 28°58'00" West 365 feet;
thence South 64°03'52" West 577.46 feet to the point of beginning. The basis of bearings of this description is the Westerly line of the Southwest ¼ of said Section 23, which bears North 0°28'18" West, also known as Tract 73, of the unrecorded Survey of Colony Mountain.

Situate in the County of Skagit, State of Washington.

JP AP



200002180050

Kathy Hill, Skagit County Auditor

2/18/2000 Page 2 of 4 11:18:37AM

EXHIBIT "B"

P-92423

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: To all other parties having lands adjoining said description

Purpose: A non-exclusive easement for roadway for ingress and egress, and all utilities

Area Affected: A 50 foot wide easement for ingress, egress and utilities in the Southwest ¼ of Section 23, Township 36 North, Range 3 East, W.M., Skagit County, Washington; being 25 feet on each side of the following described centerline: Beginning at a point 230.11 feet North and 740.56 feet East of the Southwest corner of said Section 23; thence North 64°14'00" East, 577.81 feet to Point "A"; thence North 28°58'00" West, 365.00 feet; thence North 39°51'11" East, 577.15 feet; thence South 64°53'24" East, 134.00 feet; Also beginning at Point "A"; thence South 17°55'00" East, 383.00 feet to the point of beginning.

Dated: September 28, 1973 and May 14, 1974

Recorded: October 1, 1973 and May 31, 1974

Auditor's No.: 791555 and 810522

B. 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: Not Disclosed

Recorded: July 6, 1973

Auditor's No.: 787652

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

Declaration Dated: May 6, 1976

Recorded: November 8, 1976

Auditor's No.: 845592

- Continued -



200002180050

Kathy Hill, Skagit County Auditor

2/18/2000 Page 3 of 4 11:18:37AM

EXHIBIT "B" CONT.

P-92423

EXCEPTIONS CONTINUED:


D. 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
In Favor Of: Puget Sound Power & Light Company
Recorded: May 22, 1975
Auditor's No.: 817912
Affects: A 60 foot strip, reference to the record hereby made for full particulars

E. 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: Not Disclosed
Recorded: July 16, 1987
Auditor's No.: 8707160044

Said covenants have been amended by instrument recorded May 11, 1994 under Auditor's File No. 9405110050.


200002180050
Kathy Hill, Skagit County Auditor
2/18/2000 Page 4 of 4 11:18:37AM