



200406090114

Skagit County Auditor

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After Recording Return to:
Ryan Zebold
952 Oyster Creek Lane
Bow WA 98232

Filed for Record at Request of:
CHICAGO TITLE
INSURANCE COMPANY
PO Box 1115
1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 179164-DRC

Abbreviated Legal: Ptn. NW SW, Sec. 26, T36N, R3EWM aka TR 1, COLONY MOUNTAIN
Additional Legal(s) on page 2
Assessor's Tax Parcel No.: 36032630030105

CHICAGO TITLE IC31205 ✓

STATUTORY WARRANTY DEED

THE GRANTOR D. PATRICK Riggs and Anne Riggs, husband and wife, WHO ALSO APPEARS AS DANNY R RIGGS, AND DANI P RIGGS for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ryan Zebold and ~~Elizabeth Zebold, husband and wife~~ the following described real estate, situated in the County of Whatcom, State of Washington: ^{RZ} **married man, as his separate estate**

SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART THEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#2888

JUN 9 - 2004

2848⁰⁰

Amount Paid \$
Skagit Co. Treasurer
By _____ Deputy

Dated: 6/8/04

D. PATRICK Riggs

Anne Riggs

STATE OF WASHINGTON
COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that D. PATRICK Riggs and Anne Riggs the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 6/8/04

Denise Ryan Church
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 09/18/04



EXHIBIT "A"

A tract of land in Section 26, Township 36 North, Range 3 East of the Willamette Meridian, Skagit County, Washington, described as follows:

Beginning at the Southwest corner of the North Half of the Northwest Quarter of the Southwest

Quarter of Section 26,

Thence North 0°15'29" East along the Westerly line of said Section 26, a distance of 653.60

feet;

Thence North 64°10'00" East, 328.46 feet;

Thence South 0°15'29" West, 795.14 feet to the Southerly line of the said North Half;

Thence South 89°41'30" West along said Southerly line, 295.00 feet to the point of beginning;

EXCEPT that portion, if any, lying within that certain 60 foot wide County Road as

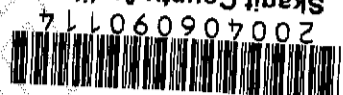
conveyed to Skagit County by Deed recorded under Auditor's File No. 705711, records

of Skagit County, Washington.

(Also known as Tract 1 of the unrecorded Survey commonly known as "Colony Mountain".)

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



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SCHEDULE B-001

- 1. Easement, including the terms and conditions thereof, granted by instrument; Recorded: April 22, 1975 Auditor's No.: 817912, records of Skagit County, Washington In favor of: Puget Sound Power and Light Company For: Electric transmission and/or distribution line, together with necessary appurtenances
- 2. Easement, including the terms and conditions thereof, disclosed by instrument(s); Recorded: May 19, 1980 Auditor's No(s) : 8005190033, records of Skagit County, Washington For: Ingress, egress and utilities
- 3. Easement, including the terms and conditions thereof, granted by instrument; Recorded: May 19, 1980 Auditor's No.: 8005190033, records of Skagit County, Washington In favor of: Colony Mountain Community Club Utilities Affects: A 10 foot wide easement across each lot parallel with and adjacent to the roads abutting each lot and along 5 feet of each other lot line
- 4. Easement, including the terms and conditions thereof, disclosed by instrument(s); Recorded: June 2, 1981 Auditor's No(s) : 8106020001, records of Skagit County, Washington For: Ingress, egress and utilities
- 5. Easement, including the terms and conditions thereof, granted by instrument(s); Recorded: July 18, 1980 Auditor's No(s) : 8007180005, records of Skagit County, Washington In favor of: Puget Sound Power and Light Company For: Electric transmission and/or distribution line, together with necessary appurtenances
- 6. Easement, including the terms and conditions thereof, granted by instrument; Recorded: March 31, 1969 Auditor's No.: 724802, records of Skagit County, Washington In favor of: Phillip Swanson and Earline M. Swanson, husband and wife For: Right of way
- 7. Bylaws of Colony Mountain Community Club, including the terms and conditions thereof; Recorded: October 16, 1996 Auditor's No.: 9610160030, records of Skagit County, Washington

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8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
 Recorded: July 6, 1973
 Auditor's No(s):: 787652, records of Skagit County, Washington
 Executed By: Jerry Hammer and Donna Hammer, husband and wife; and Robert Stary and Elaine Stary, husband and wife

9. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
 Recorded: November 8, 1976
 Auditor's No(s):: 845592, records of Skagit County, Washington
 Executed By: Jerry Hammer and Donna Hammer, husband and wife; and Robert Stary and Alaine Stary, husband and wife

10. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
 Recorded: May 15, 1985
 Auditor's No(s):: 8505150010, records of Skagit County, Washington

AMENDED by instrument(s):
 Recorded: July 16, 1987, March 3, 1988, May 11, 1994 and October 16, 1996 and April 30, 2001
 Auditor's No(s):: 8707160044, 8803030020, 9405110050 and 9610160031, and 200104300175, records of Skagit County, Washington

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11. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: May 19, 1980
Auditor's No(s):: 8005190033, records of Skagit County, Washington
12. Easement, including the terms and conditions thereof, granted by instrument(s);
Auditor's No(s):: 793602, records of Skagit County, Washington
In favor of: Colony Mountain Lot Owners
For: Ingress, egress, and utilities
13. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 6, 1973
Auditor's No(s):: 787652, records of Skagit County, Washington
Imposed By: Colony Mountain Community Club
AMENDED by instrument(s):
Recorded: July 16, 1987
Auditor's No(s):: 8707160044, records of Skagit County, Washington
14. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
15. Any question that may arise due to shifting or change in the course of the Colony Creek or due to said creek having shifted or changed its course.

- END OF SCHEDULE B-001 -



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