



200708170070  
Skagit County Auditor  
8/17/2007 Page 1 of 5 12:28PM

When recorded return to:

Mr. and Mrs. Lowell C. Dayton  
P.O. Box 467  
Burlington, WA 98233

Recorded at the request of:  
First American Title  
File Number: B92489

**Statutory Warranty Deed**  
GUARDIAN NORTHWEST TITLE CO.

*B92489E*

**THE GRANTOR, KATHERINE C. WELSH, AS PERSONAL REPRESENTATIVE FOR The Estate of Nicolette Welsh, deceased,** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Lowell C. Dayton and Sandra Dayton, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Section 23, Township 36, Range 3; Ptn. (aka Lot 23 Colony Mountain)

Tax Parcel Number(s): **P48113, 360323-3-005-1005**

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

Beginning at a point on the Westerly line of said Section 23, a distance of 482.39 feet on a bearing of North 0°28'18" West of the Southwest corner of said Section 23, thence continuing on said Westerly line North 0°28'18" West, 760.37 feet to an intersection with a curve having a radius of 3,030 feet, the center of which curve bears North 48°05'50" East; thence Southeasterly on said curve to the left through a central angle of 3°33'50" an arc distance of 188.47 feet; thence South 45°28'00" East, 178.49 feet to a curve to the right having a radius of 1,050 feet the center of which curve bears South 44°32'00" West; thence Southeasterly along said curve to the left through a central angel of 21°0'00" an arc distance of 384.85 feet; thence South 68°30'14" West 505.62 feet to the point of beginning, also known as Tract 23 of the Unrecorded Survey of Colony Mountain.

SUBJECT TO: Covenants, Conditions, Restrictions and Easements as per the Attached Schedule B-1 and by this reference made a part hereof.

Dated August 16, 2007

The Estate of Nicolette Welsh, deceased

Katherine C. Welsh P.R.

By: Katherine C. Welsh, Personal Representative

3937  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 17 2007



Amount Paid \$ 7,142.80  
Skagit Co. Treasurer  
Deputy

STATE OF Washington By \_\_\_\_\_, SS:  
County of SKAGIT

I certify that I know or have satisfactory evidence that Katherine C. Welsh signed this instrument, on oath stated that She is authorized to execute the instrument and acknowledged it as the Estate of Nicolette Welsh to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: August 16, 2007

Shirley Rose *Shirley Rose Spum*  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 10-19-2008

UNOFFICIAL DOCUMENT



200708170070  
Skagit County Auditor

Schedule "B-1"

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

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

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

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

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Recorded: May 22, 1975  
Auditor's No.: 817912  
Purpose:

Electric line right-of-way, together with the to construct, maintain, replace and enlarge one or more electric lines consisting of poles, anchors, wires and/or underground cables, conduits, manholes.

Area Affected:

A 60 foot strip, reference is hereby made to the record for the full particulars.

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

In Favor Of: All property owners in Colony Mountain  
Recorded: October 1, 1973, November 21, 1973, March 27, 1974,  
March 29, 1974, May 1, 1974 and October 17, 1974  
Auditor's Nos.: 791555, 793602, 798356, 798408, 798409, 798522, 800130,  
801522, 808992, 808993, 808994 and 808995  
Purpose: Ingress, egress and utilities

Said 60 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 the full particulars. (See copy attached)

A portion of said road system was purportedly conveyed to Skagit County by deed recorded November 19, 1984 under Auditor's File No. 8411100070.



200708170070  
Skagit County Auditor

E. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Donald Smyth and Helen Smyth, husband and wife  
 Recorded: June 2, 1981  
 Auditor's No.: 8106020001  
 Purpose: Ingress and egress  
 Area Affected: Roadways, as in Auditor's File No. 8005190033

F. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: May 15, 1985  
 Auditor's No.: 8505150010  
 Executed By: Colony Mountain Community Club

Said document was modified by "Agreement for Water System Access and Modification of Easement" recorded under Auditor's File No. 8707130025.

G. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION AND/OR NATIONAL ORIGIN.

Recorded: July 16, 1987  
 Auditor's No.: 8707160044  
 Executed By: Colony Mountain Community Club

Said covenants and/or easements were modified by instruments recorded under Auditor's File Nos. 9405110050, 9507310038, 9610160031 and 200104300175.

H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: C.E. Wright and Lillie B. Wright, husband and wife  
 Recorded: April 16, 1917  
 Auditor's No.: 118572  
 Purpose: "All water that will flow through a one inch pipe and the right to lay and maintain such pipe perpetually across said property."  
 Area Affected: The East 1/2 of the Northeast 1/4 of Section 22, Township 36 North, Range 3 East, W.M.

I. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Colony Land Co., a Washington Corporation  
 Dated: February 27, 1969  
 Recorded: March 18, 1969  
 Auditor's No.: 724372  
 Purpose: Right-of-way  
 Area Affected: A portion of the Old School Trail Road



200708170070

Skagit County Auditor

J. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Adjoining land owners  
Dated: May 14, 1974  
Recorded: May 31, 1974  
Auditor's No.: 801522  
Purpose: A non-exclusive easement for roadway for ingress,  
egress and all utilities  
Area Affected: A portion of the subject property and other property

K. Terms and conditions of Amendment to Covenants, Restrictions and Agreements of Colony Mountain Community Club, recorded May 11, 1994, under Auditor's File No. 9405110050.

L. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County  
And: Nicolette Welsh  
Dated: April 18, 1991  
Recorded: April 18, 1991  
Auditor's No.: 9104180101  
Regarding: Alternative Sewage System Installations



200708170070  
Skagit County Auditor