

When recorded return to:
Blake Lieberman and Jennifer Creason
3203 Pond Lane
Bow, WA 98232



Skagit County Auditor \$76.00
4/18/2016 Page 1 of 4 3:49PM

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2016142
APR 18 2016

Escrow No.: 620026151

Amount Paid \$9,261.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

CHICAGO TITLE
620026151

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald L. Baumgartner and Vonnie Y. Baumgartner, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Blake Lieberman and Jennifer Creason, husband and wife

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

Parcel A:

Tract 48 of the Unrecorded Survey of Colony Mountain described as follows:

Beginning at a point on the North line of the Northeast quarter of Section 22, Township 36 North,
Range 3 East, W.M., 1195.00 feet West of the Northeast quarter thereof;
Thence continue West along said North line 247.19 feet;
Thence South 19°26'00" West, 662 feet to the point of beginning;
Thence continuing South 19°26'00" West, 368 feet;
Thence 80°26'02" East, 707.65 feet to the West line of that private road described in instrument
recorded under Auditor's File No. 800130, records of Skagit County, Washington;
Thence Northerly along the West line of said road to a point of intersection with a line drawn North
76°50'16" East from the point of beginning;
Thence South 76°50'16" West to the point of beginning. The basis of bearing of this description is
the Northerly line of said Northeast quarter which bears South 88°20'54" East.

Situate in Skagit County, Washington.

Parcel B:

A non-exclusive easement for ingress and egress as described in instrument recorded under
Auditor's File No. 800130, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P100897, 360322-1-001-4701

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 4.15.16

Donald L. Baumgartner
Donald L. Baumgartner

Vonnie Y. Baumgartner
Vonnie Y. Baumgartner

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Donald L. Baumgartner and Vonnie Y. Baumgartner
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 4.15.16

Jennifer J. Lind
Name: Jennifer J. Lind
Notary Public in and for the State of WA
Residing at: Bow
My appointment expires: 10.01.18

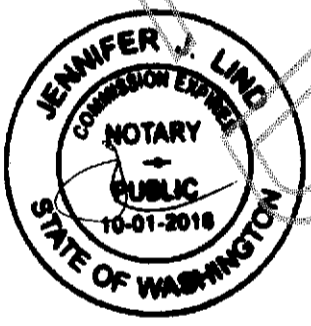


EXHIBIT "A"
Exceptions

1. Reservations contained in deed
Recording Date: April 16, 1917
Recording No.: 118573
As Follows:
"All the water that will flow through a one inch pip and the right to lay and maintain such pipe perpetually across said property"
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 1, 1973; November 21, 1973; March 27, 1974; March 29, 1974;
May 1, 1974; and October 17, 1974
Auditor's No.: 79155; 793602; 798356; 798408; 798409; 798522; 800130; 801522;
808992; 808993; 808994; and 808995, records of Skagit County, Washington
In favor of: All property owners in Colony Mountain
For: Ingress, egress, and utilities

Note: Said 50-foot strip was purportedly conveyed Colony Mountain Community Club by instrument recorded under Auditor's File No. 8005190033, records of Skagit County, Washington.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
Purpose: Electric line
Recording Date: April 22, 1975
Recording No.: 817912
Affects: Said premises and other property
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Donald Smyth and Helen Smyth
Purpose: Ingress and egress
Recording Date: June 2, 1981
Recording No.: 8106020001

The exact location and extent of said easement is not disclosed of record.
5. By-laws and the terms and conditions thereof
Recorded: October 16, 1996
Auditor's No.: 9610160030, records of Skagit County, Washington
6. 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 M. Hammer and Donna Hammer; and Robert L. Starry and Elaine Starry
7. 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: Robert Starry and Jerry Hammer in the Colony Mountain Development
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,

EXHIBIT "A"

Exceptions (continued)

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

Executed By: Colony Mountain Community Club

9. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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 16, 1987

Auditor's No.: 8707160044, records of Skagit County, Washington

Executed By: Colony Mountain Country Club

AMENDED by instrument

Recorded: May 11, 1994, October 16, 1996 and April 30, 2001

Auditor's No.: 9405110050, 9610160030, 9610160031 and 200104300175, records of Skagit County, Washington

10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: May 19, 1980

Auditor's No(s): 8005190033, records of Skagit County, Washington

Imposed By: Colony Mountain Community Club

11. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 24, 1984

Recording No.: 8412240002

Matters: Cabin on the Southerly boundary line

12. Affidavit, including the terms, covenants and provisions thereof;

Regarding: Improvement located on Tract 47 encroaching upon Lot 48

Recording Date: September 18, 1984

Recording No.: 8409180039

13. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: November 12, 1998

Recording No.: 9811120117

Matters shown: Gravel drive

14. Assessments, if any, levied by Colony Mountain Community Club.

15. City, county or local improvement district assessments, if any.