

**When recorded return to:**

Amanda M. Garland and Jeffrey L. Garland  
16154 Toad Lane  
Bow, WA 98232



201604290207

Skagit County Auditor

\$76.00

4/29/2016 Page

1 of

4 3:17PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620026970

**CHICAGO TITLE**

620026970

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Cathy Langlow, an unmarried woman, as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Amanda M. Garland and Jeffrey L. Garland, wife and husband

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

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

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


PTN SW 23-36-03 AND PTN NW 26-36-03

Tax Parcel Number(s): P48117/360323-3-005-1302, P48339/360326-2-008-2405

Subject to:

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

Dated: April 26, 2016

  
Cathy Langlow

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20161684

APR 29 2016

Amount Paid \$ 4811.<sup>00</sup>  
Skagit Co. Treasurer  
By  Deputy

**STATUTORY WARRANTY DEED**  
(continued)

State of Washington

County of SKagit

I certify that I know or have satisfactory evidence that

Cathy Langlow

(s) 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: April 28, 2016

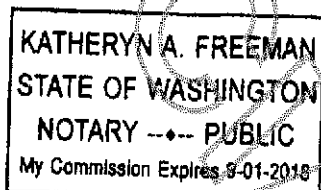
Kathryn A. Freeman

Name: Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at: Snohomish CO

My appointment expires: 9-01-2018



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P48117/360323-3-005-1302 and P48339/360326-2-008-2405**

---

**PARCEL A:**

A tract of land in Sections 23 and 26, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of the West Half of the Southeast Quarter of the Southwest Quarter of said Section 23;

thence North 01°08'34" West along the Easterly line of the said West Half, 338.78 feet;

thence South 68°27'16" West, 629.32 feet;

thence South 17°55'00" East, 428.78 feet;

thence North 56°51'56" East, 549.56 feet to the point of beginning;

(Also known as Lot 76 of unrecorded Survey of Colony Mountain).

**PARCEL B:**

A 50-foot wide easement for ingress, egress, and utilities in the Southwest Quarter of Section 23, Township 36 North, Range 3 East of the Willamette Meridian, 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 ending.

ALL situated in Skagit County, Washington.

## EXHIBIT "B"

### Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Alf E. Olsen and Marleine H. Olsen, husband and wife  
Purpose: A right of way 60 feet wide  
Recording Date: March 18, 1969  
Recording No.: 724372  
Affects: Exact location and extent of easement is undisclosed of record
2. 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
3. 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 Starry and Elaine Starry, husband and wife
4. 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 Starry and Elaine Starry, husband and wife
5. 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: May 15, 1985  
Auditor's No.: 8505150010, records of Skagit County, Washington  
  
AMENDED by instrument(s):  
Recorded: July 16, 1987, May 11, 1994; October 16, 1996 and April 30, 2001  
Auditor's No(s): 8707160044, 9405110050; 9610160031 and 200104300175, records of Skagit County, Washington
6. 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
7. Alternative Sewage System Installation including the terms, covenants and provisions thereof  
  
Recording Date: September 22, 1994  
Recording No.: 9409220075

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.