

When recorded return to:  
David Lee Hatheway and Susan Marie Hatheway  
310 159th ST SE Unit A  
Bothell, WA 98012

201706300158  
Skagit County Auditor  
6/30/2017 Page 1 of 6 2:08PM \$78.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

CHICAGO TITLE  
020027399

Escrow No.: 620027399

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Carolyn Mamchur, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to David Lee Hatheway and Susan Marie Hatheway, a married couple

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

Tract 1 of SKAGIT COUNTY SHORT PLAT NO. 26-77, as approved May 5, 1977, and recorded May 11, 1977, in Volume 2 of Short Plats, page 58, under Auditor's File No. 856284, records of Skagit County, Washington; being a portion of the Northwest Quarter of Section 26, Township 36 North, Range 3 East of the Willamette Meridian;

(Also known as a Westerly portion of Tract 7 of Colony Mountain Tracts);

EXCEPT that portion thereof which lies Westerly of the existing fence, including the road, the well and all other property, including the fence located thereon, as awarded to Beverly Peterson in order entered January 15, 1993, and further defined by order entered December 19, 1994, in Skagit County Superior Court No. 91-2-00069-9.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P48311/360326-2-001-0604

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20172864  
JUN 30 2017

Amount Paid \$ 4455.00  
Skagit Co. Treasurer  
By Mam Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Subject to:

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

Dated: June 1, 2017

  
\_\_\_\_\_  
Carolyn Mamchur

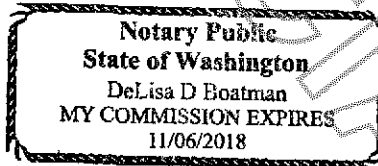
**STATUTORY WARRANTY DEED**  
(continued)

State of Washington  
County of Whatcom of Whatcom

I certify that I know or have satisfactory evidence that

Carolyn Marcher  
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: June 28, 2017



DeLisa D Boatman  
Name: DeLisa D Boatman  
Notary Public In and for the State of Washington  
Residing at: Bellingham, WA  
My appointment expires: 11/6/2018

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: July 6, 1973  
Auditor's No(s): 787652, records of Skagit County, Washington
  
2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: November 8, 1976  
Auditor's No(s): 845592, records of Skagit County, Washington
  
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: May 22, 1975  
Auditor's No.: 817912, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
  
4. Easement for ingress, egress and utilities recorded under Auditor's File Nos. 791555, 793602, 798356, 798408, 798409, 798522, 800130, 801522, 808992, 808993, 808994 and 808995, records of Skagit County, Washington, and purportedly conveyed to Colony Mountain Community Club under instrument recorded May 19, 1980, under Auditor's File No. 8005190033, records of Skagit County, Washington, with Clarification of Easement recorded September 21, 1979, under Auditor's File No. 7909210015, records of Skagit County, Washington, and a portion of said road system purportedly conveyed to Skagit County by Deed recorded November 19, 1984, under Auditor's File No. 8411190079, records of Skagit County, Washington.
  
5. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant

## EXHIBIT "A"

### Exceptions (continued)

or restriction is permitted by law;

Recorded: May 15, 1985

Auditor's No(s): 8505150010, records of Skagit County, Washington

MODIFIED by instrument(s):

Recorded: July 13, 1987

Auditor's No(s): 8707130025, records of Skagit County, Washington

6. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: July 16, 1987  
Auditor's No(s): 8707160044, records of Skagit County, Washington
7. Easement recorded March 18, 1969, under Auditor's File No. 724372, records of Skagit County, Washington.
8. Easement for ingress, egress and utilities recorded under Auditor's File Nos. 798356, 798408, 798409 and 798522, records of Skagit County, Washington.
9. Terms, conditions, and restrictions of that instrument entitled Lot Certification;  
Recorded: September 8, 1993  
Auditor's No(s): 9309080001, records of Skagit County, Washington
10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat no 26-77:

## EXHIBIT "A"

### Exceptions (continued)

Recording No: 856284

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

Recording Date: November 29, 2007

Recording No.: 200711290066

Matters shown: possible encroaching shed and ornamental's

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