

**When recorded return to:**  
Micheal Skredsvig and Janice Skredsvig,  
14114 46th Ave NW  
Starwood, WA 98292



Skagit County Auditor \$79.00  
7/7/2017 Page 1 of 7 11:48AM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030731

**CHICAGO TITLE**  
620030731

**STATUTORY WARRANTY DEED** *Siegfried*

THE GRANTOR(S) Ursula Brenk and Steven Brenk, as Co-Trustees of the ~~Siegfried~~ *Siegfried* Poppe and Irmgard Poppe Living Trust

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Micheal Skredsvig and Janice Skredsvig, a married couple

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 NE of NE 22-36-3E (AKA Revised Lot 52 Unrecorded Colony Mountain)

Tax Parcel Number(s): P48021 / 360322-1-001-2606

Subject to:

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

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
*20173067*  
**JUL 07 2017**

Amount Paid \$ *3921.00*  
Skagit Co. Treasurer  
By *HB* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 7-3-2017

Siegfried

Ursula Brenk and Steven Brenk, as Co-Trustees of the ~~Siedfried~~ Siegfried Poppe and Irmgard Poppe Living Trust

BY: SB  
Steve Brenk  
Co-Trustees

BY: Ursula Brenk  
Ursula Brenk  
Co-Trustees

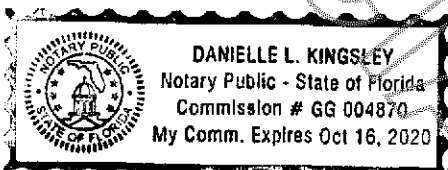
STATUTORY WARRANTY DEED  
(continued)

State of FLORIDA

County of SARASOTA URSULA

I certify that I know or have satisfactory evidence that ~~Steve~~ Brenk is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Successor Trustee of Siegfried Poppe & Irmgard Poppe Trustees & their successors in trust under the Siegfried Poppe & Irmgard Poppe Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 03, 2017



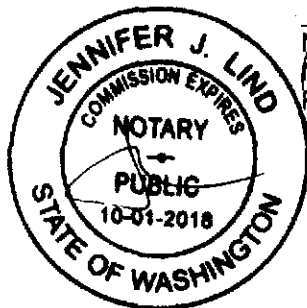
Name: Danielle L. Kingsley  
Notary Public in and for the State of FLORIDA  
Residing at: SARASOTA FLORIDA  
My appointment expires: 10/16/2020

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that Steve Brenk is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Successor Trustee of Siegfried Poppe & Irmgard Poppe Trustees & their successors in trust under the Siegfried Poppe & Irmgard Poppe Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 5, 2017



Name: Jennifer J. Lind  
Notary Public in and for the State of WA  
Residing at: BOW  
My appointment expires: 10-01-18

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P48021 / 360322-1-001-2606**

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A tract of land in the Northeast Quarter of Section 22, Township 36 North, Range 3 East, Willamette Meridian, described as follows:

Beginning at a point on the Easterly line of said Section 22; a distance of 320.00 feet on a bearing of South 0°55'15" East from the Northeast corner of said Section 22; thence continuing on said Easterly line South 0°55'15" East, 458.35 feet; thence South 85°51'44" West, 576.78 feet to an intersection with a curve having a radius of 380 feet, the center of which curve bears North 68°06'00" East; thence Northwesterly along said curve to the right through a central angle of 7°58'00" an arc distance of 52.84 feet to a point of reverse curve to the left having a radius of 410 feet the center of which curve bears South 76°04'00" West; thence Northwesterly along said curve to the left through a central angle of 18°50'00" an arc distance of 134.77 feet to a point of reverse curve to the right having a radius of 985 feet, the center of which curve bears North 57°14'00" East; thence Northwesterly along said curve to the right through a central angle of 4°10'00" an arc distance of 71.63 feet; thence North 68°32'21" East, 179.89 feet; thence South 16°35'47" East, 6.50 feet; thence North 73°27'18" East, 46.50 feet; thence North 16°35'47" West, 10.50 feet; thence North 68°32'21" East, 497.51 feet to the point of beginning. (Also known as revised Tract 52 of Colony Mountain, an unrecorded plat).

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
**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 pipe 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. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

**EXHIBIT "B"**

Exceptions  
(continued)

Recording Date: September 5, 1980  
Recording No: 8009050023  
Affects: portion of said premises

6. By-laws and the terms and conditions thereof  
Recorded: October 16, 1996  
Auditor's No.: 9610160030, records of Skagit County, Washington
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: 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
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: 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
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: May 15, 1985  
Auditor's No(s): 8505150010, records of Skagit County, Washington  
Executed By: Colony Mountain Community Club
10. 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

**EXHIBIT "B"**

**Exceptions  
(continued)**

Recorded: May 11, 1994, October 16, 1996 and April 30, 2001  
Auditor's No.: 9405110050, 9610160030, 9610160031 and 200104300175, records of Skagit County, Washington

11. Record of Survey

Recording Date: December 17, 2012  
Recording No.: 201212170100

12. 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

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

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