

When recorded return to:
MacDonald Gregory Hartfiel and Morgan Kate
Montpellier
2044 E 27th Ave
Vancouver, BC V5N 2W8



Skagit County Auditor \$79.00
12/13/2017 Page 1 of 6 11:34AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033005

CHICAGO TITLE

621033005

STATUTORY WARRANTY DEED

THE GRANTOR(S) Karl Kobbervig, an unmarried individual

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Macdonald Gregory Hartfiel, an unmarried person and Morgan Kate Montpellier, a married person as her separate property

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, 22-36-03 AKA LOT 37 UNRECORDED PLAT OF COLONY MOUNTAIN

Tax Parcel Number(s): P48001 / 360322-1-001-0709

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 5756
DEC 13 2017

Amount Paid \$ 3565.⁰⁰
Skagit Co. Treasurer
By *Mmm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 8, 2017

Karl Kobbervig
Karl Kobbervig

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that

Karl Kobbervig
(s) are the person(s) who appeared before me, and said person(s) acknowledged that
(he) signed this of instrument and acknowledged it to be (his) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: December 12, 2017

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

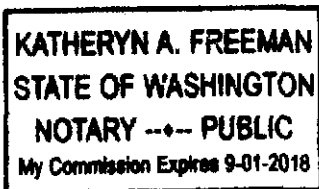


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P48001 / 360322-1-001-0709

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

Beginning at the Northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 22;

Thence South 0° 08' 17" East along the North-South centerline of said Section 22, a distance of 174.19 feet;

Thence South 47° 45' 00" East, 220.14 feet;

Thence North 57° 12' 09" East, 556.73 feet;

Thence North 47° 25' 00" West, 260.96 feet to a curve to the right having a radius of 1085 feet, the center of which curve bears North 42° 35' 00" East;

Thence Northwesterly along said curve to the right through a central angle of 8° 16' 51", an arc distance of 156.81 feet;

Thence South 50° 51' 51" West, 427.79 feet to the Point of Beginning.

(Also known as Tract 37 of Colony Mountain, an unrecorded plat.)

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: William T. Morrison
Purpose: Water pipes
Recording Date: September 26, 1888
Recording No.: Volume 6 of deeds, page 589
Affects: The West Half of the Northeast of Section 22, the exact location undeterminable

2. Exceptions and reservations as contained in instrument;
Recorded: December 10, 1888
Auditor's No.: Volume 7 of Deeds, page 77, records of Skagit County, Washington
Executed By: R.K. Hawley and Virginia F. Hawley, his wife; and A.A. Alger and Annette H. Alger, his wife
As Follows: A perpetual right to use the slough, logging roads and roll way; situated on or adjacent to above premises, and not to obstruct the business of logging carried on by first parties and to do all in their power to prevent said obstructions; not to give to any other parties the right to use said slough etc; second party further agrees not to lease the premises for saloon purposes or the sale of intoxicating drinks; and to enjoin these conditions upon her successors, assigns, lessees, etc.; the only reservation made by first parties is the use of two springs at the foot of the hill, granted and conveyed to Wm. T. Morrison of Blanchard.
Affects: The West Half of the Northeast Quarter of Section 22

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Bloedel Donovan Lumber Mills
Purpose: Road
Recording Date: December 17, 1928
Recording No.: 218914
Affects: The West 40 feet of the Southwest Quarter of the Northeast Quarter of Section 22

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 19, 1980
Auditor's No(s): 8005190033, records of Skagit County, Washington
For: Ingress, egress and utilities

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 2, 1981
Auditor's No(s): 8106020001, records of Skagit County, Washington
For: Ingress, egress and utilities

EXHIBIT "B"

Exceptions (continued)

6. Exceptions and reservations as contained in instrument;
Recorded: December 10, 1888
Auditor's No.: Volume 7 of Deeds, page 77, records of Skagit County, Washington
Executed By: R.K. Hawley and Virginia F. Hawley, his wife; and A.A. Alger and Annette H. Alger, his wife
As Follows: A perpetual right to use the slough, logging roads and roll way; situated on or adjacent to above premises, and not to obstruct the business of logging carried on by first parties and to do all in their power to prevent said obstructions; not to give to any other parties the right to use said slough etc; second party further agrees not to lease the premises for saloon purposes or the sale of intoxicating drinks; and to enjoin these conditions upon her successors, assigns, lessees, etc.; the only reservation made by first parties is the use of two springs at the foot of the hill, granted and conveyed to Wm. T. Morrison of Blanchard.
Affects: The West Half of the Northeast Quarter of Section 22
7. 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
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: 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
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: 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 Alaine Starry, husband and wife
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: May 15, 1985
Auditor's No.: 8505150010, records of Skagit County, Washington

EXHIBIT "B"

Exceptions
(continued)

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

11. 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
- 12.
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by Colony Mountain Community Club.

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.