

When recorded return to:  
Rick Suehring  
6520 E Green Lake Way N  
Seattle, WA 98103



201803090058

Skagit County Auditor \$79.00  
3/9/2018 Page 1 of 6 1:35PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
620033843

Escrow No.: 620033843

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sharell L Russell, a married woman as her separate estate and Kathleen DeHaan, a married 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 Rick Suehring, an unmarried person

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

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

Beginning at the center line of Section 22;  
Thence South 89 degrees 09'44" East along the East-West centerline of said Section 22, a distance of 647.14 feet;  
Thence North 57 degrees 41'24" East, 445.20 feet;  
Thence North 47 degrees 45'00" West, 388.81 feet;  
Thence South 56 degrees 20'00" West, 883.76 feet to the point of beginning;  
(Also known as Tract 32 Colony Mountain, an unrecorded plat).

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P47993 / 360322-1-001-0105

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018929  
MAR 09 2018

Amount Paid \$ 541.50  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: March 6, 2018

Sharell L. Russell  
Sharell L. Russell

\_\_\_\_\_  
Kathleen DeHaan

State of Alaska  
Kenai Peninsula

I certify that I know or have satisfactory evidence that  
Sharell L. Russell  
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: 3.7.18

K. Waterbury  
Name: K. Waterbury  
Notary Public in and for the State of AK  
Residing at: Soldotna AK  
My appointment expires: 9.9.19



K. Waterbury  
State of Alaska  
Notary Public  
My Commission Expires 09/09/ 19

STATUTORY WARRANTY DEED  
(continued)

Dated: March 6, 2018

Sharell L Russell

*Kathleen DeHaan*

Kathleen DeHaan

State of ARIZONA

County YUMA of YUMA

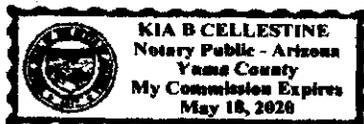
I certify that I know or have satisfactory evidence that

KATHLEEN DEHAAN

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: 7 March 2018

*Kia B. Celestine*



Name: KIA B CELESTINE  
Notary Public in and for the State of ARIZONA  
Residing at: YUMA AZ  
My appointment expires: 18 MAY 2020

**EXHIBIT "A"**  
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: Convey water in pipes  
Recording Date: September 26, 1883  
Recording No.: Volume 6 of deeds, page 589  
Affects: The west half of the Northeast Quarter of Section 22 - exact location undeterminable
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Blodet Donovan Lumber Mills  
Purpose: Road purposes  
Recording Date: February 17, 1928  
Recording No.: 218914  
Affects: The West 40 feet of the Southwest Quarter of the Northeast Quarter of Section 22
  
3. Easement, including the terms and conditions thereof, declared by instrument;  
Recorded: November 21, 1973  
Auditor's No.: 793602, records of Skagit County, Washington  
For: Ingress, egress and utilities  
Affects: Portion of said premises
  
4. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: April 22, 1975  
Auditor's No.: 817912, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
  
5. 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
  
6. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: May 19, 1980  
Auditor's No.: 8005190033, records of Skagit County, Washington  
In favor of: Colony Mountain Community Club  
For: Utilities  
Affects: A 10 foot wide easement across each lot parallel with and adjacent to the roads abutting each lot and along 5 feet of each other lot line

## EXHIBIT "A"

### Exceptions (continued)

7. 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
8. 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
9. 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
10. 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
11. 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

**EXHIBIT "A"**

Exceptions  
(continued)

12. 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

13. Encroachment of fence onto Southwesterly portion of said premises as disclosed by survey recorded June 15, 1998 in Volume 20 of Surveys, page 141, under Auditor's File No. 9806150046, records of Skagit County, Washington.
14. Assessments, if any, levied by Colony Mountain Community Club.
15. City, county or local improvement district assessments, if any.