

When recorded return to:
Robert Kulp, Jr.
4701 SW Admiral Way #345
Seattle, WA 98116



201809070101

09/07/2018 03:28 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035713

CHICAGO TITLE
620035713

STATUTORY WARRANTY DEED

THE GRANTOR(S) James L Berna and Jeanie B Berna, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Vanessa Fox, an unmarried woman and Robert Kulp, Jr., an unmarried man

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

Tax Parcel Number(s): P48026 / 360322-1-001-3109

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183993

SEP 07 2018

Amount Paid \$ 24506.70

Skagit Co. Treasurer

By *BT* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: September 5, 2018

James L Berna
James L Berna
Jeanie B Berna
Jeanie B Berna

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that James L. Berna
Jeanie B. Berna
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: September 6, 2018

Martin E Lehr
Name: MARTIN E LEHR
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P48026 / 360322-1-001-3109

A tract of land in the Northeast ¼ of Section 22, Township 36 North, Range 3 East W.M., described as follows:

Beginning at the Northeast corner of said Section 22;
thence North 88°20'54" West along the Northerly line of said Section 22, a distance of 205.00 feet;
thence South 49°28'39" West, 692.92 feet to an intersection with a curve having a radius of 985 feet,
the center of which curve bears North 70°22'00" East;
thence Southeasterly along said curve to the left through a central angle of 8°58'00", an arc distance of 154.15 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 Easterly line of said Section 22;
thence North 00°55'15" West along said Easterly line 320.00 feet to the Point of Beginning. (Also known as Revised Tract 51 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, 1974Auditor'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: Puget Power and Light Company

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: September 5, 1980

Recording No.: 8009050023

Affects: portion of said premises

5. By-laws and the terms and conditions thereof

Recorded: October 16, 1996

Auditor's No.: 9610160030, records of Skagit County, Washington

EXHIBIT "B"Exceptions
(continued)

6. 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
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: 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
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: May 15, 1985
Auditor's No(s): 8505150010, records of Skagit County, Washington
Executed By: Colony Mountain Community Club
9. 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
Recorded: May 11, 1994, October 16, 1996 and April 30, 2001
Auditor's No.: 9405110050, 9610160030, 9610160031 and 200104300175, 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

EXHIBIT "B"Exceptions
(continued)

the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 201212170100

11. 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
12. Title Notification including the terms, covenants and provisions thereof
Recording Date: March 11, 2003
Recording No.: 200303110029
13. Low Flow Mitigation Summary including the terms, covenants and provisions thereof
Recording Date: March 19, 2003
Recording No.: 200303190015
14. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof
Recording Date: September 6, 2012
Recording No.: 201209060022
15. Easement Agreement including the terms, covenants and provisions thereof
Recording Date: December 12, 2017
Recording No.: 201712120047
16. Assessments, if any, levied by Colony Mountain Community Club.
17. Assessments, if any, levied by Blanchard Edison Water Association.
18. City, county or local improvement district assessments, if any.