

When recorded return to:
Marguerite Anne Chesley and Christian Frederick
Chesley
3801 Colony Mountain Drive
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1283

Apr 09 2020

Amount Paid \$26942.50

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620038733

Escrow No.: 620038733

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kate Atkinson and Brandon Atkinson, wife and husband
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Christian Frederick Chesley and Marguerite Anne Chesley,
husband and wife

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.)

SW SW 23-30-3 (Md)

Tax Parcel Number(s): P48110/ 360323-3-005-0700

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 7, 2020

Kate Atkinson
Kate Atkinson
[Signature]
Brandon Atkinson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kate Atkinson and Brandon Atkinson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 9, 2020
Lourea L. Garika
Name: Lourea L. Garika
Notary Public in and for the State of WA
Residing at: Darlington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARIKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P48110/ 360323-3-005-0700

That portion of the Southwest Quarter of the Southwest Quarter of Section 23, Township 36 North, Range 3 East of the Willamette Meridian, Skagit County, Washington, described as follows:

Beginning at a point on the Northerly line of the said Southwest Quarter of the Southwest Quarter, a distance of 20.71 feet on a bearing of North 89°36'28" East, from the Northwest corner of the said Southwest Quarter of the Southwest Quarter; thence continuing along said Northerly line, North 89°36'28" East, 695.29 feet; thence South 36°22'08" East, 189.97 feet; thence South 54°35'00" West, 493.85 feet to an intersection with a curve having a radius of 1110 feet, the center of which curve bears the last described course; thence Northwesterly along said curve to the left, through a central angle of 10°03'00", an arc distance of 194.70 feet; thence North 45°28'00" West, 178.49 feet to a curve to the right having a radius of 2970 feet, the center of which curve bears North 44°32'00" East; thence Northwesterly along said curve to the right through a central angle of 4°16'37", an arc distance of 221.70 feet to the point of beginning.

Also known as Tract 66 of Colony Mountain, an unrecorded survey;

EXCEPT therefrom that portion described as follows:

Commencing at the West Quarter corner of said Section 23; thence South 0°28'18" East along the West line of said Southwest Quarter, a distance of 1310.35 feet to the Northwest corner of the Southwest Quarter of said Southwest Quarter; thence North 89°31'24" East along the North line of said Southwest Quarter of the Southwest Quarter a distance of 81.06 feet to the true point of beginning; thence South 62°41'25" East a distance of 136.52 feet to the beginning of a curve to the left; thence along the arc of said curve to the left, having a radius of 348.36 feet, through a central angle of 54°12'57", an arc distance of 329.64 feet to a point of tangency; thence North 63°05'38" East a distance of 151.44 feet to the North line of said Southwest Quarter of the Southwest Quarter; thence South 89°31'24" West a distance of 573.84 feet to the true point of beginning.

ALSO EXCEPT that portion within County Road right of ways.

Situate in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: March 31, 1969
 Auditor's No.: 724802, records of Skagit County, Washington
 In favor of: Philip Swanson and Earline M. Swanson, his wife
 For: Right-of-way
 Affects: An existing road 60 feet in width in the Southwest Quarter of the Southwest Quarter in Section 23 and the Northwest Quarter of Section 26

2. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: October 13, 1980
 Auditor's Nos.: 8010130037 and 8010130038, records of Skagit County, Washington
 In favor of: County of Skagit
 For: Access, egress and utilities
 Affects: As defined in said instrument

3. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: March 13, 1967
 Auditor's No.: 695933, records of Skagit County, Washington
 In favor of: Frederick D. Schmidt and Lorna A. Schmidt, husband and wife; and Idan G. Gilbertson and Mildred E. Gilbertson, husband and wife
 For: A non-exclusive permanent right of way, twenty feet in width
 Affects: Over and across the following described property: That certain abandoned railway grade running from a point of approximately the center of the North line of said property in a Southerly direction, then turning in a "U" and emerging at the Northwest corner of said property. (Affects the Southwest Quarter of the Southwest Quarter of Section 23, Township 36 North, Range 3 East of the Willamette Meridian.)

4. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: August 23, 1966
 Auditor's No.: 687258, records of Skagit County, Washington
 In favor of: Frederick D. Schmidt and Lorna E. Schmidt, husband and wife, and Idan G. Gilbertson and Mildred E. Gilbertson, husband and wife
 For: a permanent right of way, twenty feet in width
 Affects: right of way to follow that certain abandoned railway grade and running generally from the County Road in the Northeast corner of said property to the Southwest corner of said property

5. Easement delineated on the face of Skagit County Assessor's Map;
 For: Roadway
 Affects: Northerly boundary of said premises

EXHIBIT "B"

Exceptions
(continued)

6. 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
7. 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 6, 1973
Auditor's No.: 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
8. 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: November 8, 1976
Auditor's No.: 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
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: May 15, 1985
Auditor's No.: 8505150010, records of Skagit County, Washington

AMENDED by instrument:

Recorded: July 16, 1987, May 11, 1994, October 16, 1996, and April 30, 2001,
January 28, 2019
Auditor's No.: 8707160044, 9405110050, 9610160031, and 200104300175,
201901280086
records of Skagit County, Washington

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 26, 2019
Recording No.: 201908260096

EXHIBIT "B"
Exceptions
(continued)

10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: July 6, 1973
Auditor's No.: 787652, records of Skagit County, Washington
Imposed By: Colony Mountain Community Club
- AMENDED by instrument:
Recorded: April 30, 2001
Auditor's No.: 200104300175, records of Skagit County, Washington
11. Aerobic Treatment Unit Service Agreement and the terms and conditions thereof:
Recording Date: November 9, 2001
Recording No.: 200110090081
12. Agreement, and the terms and conditions thereof
Recording Date: October 16, 2003
Recording No.: 200310160113
13. Water Utility Franchise Agreement and the terms and conditions thereof
Recording Date: March 19, 2018
Recording No.: 201803190140
14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Colony Mountain Community Club, a Washington non-profit Corporation
Purpose: water utility infrastructure
Recording Date: April 2, 2018
Recording No.: 201804020049
Affects: as described in said instrument
15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by Colony Mountain Community Club.