

When recorded return to:

Colleen J. Fidler and Charles Vincent Fidler
16154 Toad Lane
Bow, WA 98232

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051322

CHICAGO TITLE
520051322**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Amanda M. Garland and Jeffrey L. Garland, 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 Colleen J. Fidler and Charles Vincent Fidler, 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. SW, 23-36-3E, W.M. and Ptn. NW, 26-36-3E, W.M.

Tax Parcel Number(s): P48117 / 360323-3-005-1302, P48339 / 360326-2-008-2405

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222997

Jul 21 2022

Amount Paid \$12793.20

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: 07/12/22

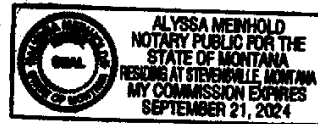
Amanda M. Garland
Amanda M. GarlandJeffrey L. Garland
Jeffrey L. GarlandState of Montana
County of ParkThis record was acknowledged before me on 7/12/22 by Amanda M. Garland and Jeffrey L. Garland.Alyssa Menhold
(Signature of notary public)
Notary Public in and for the State of MT
My commission expires: 9/21/24

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P48117 / 360323-3-005-1302 and P48339 / 360326-2-008-2405

PARCEL A:

A tract of land in Sections 23 and 26, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of the West Half of the Southeast Quarter of the Southwest Quarter of said Section 23;
thence North 01°08'34" West along the Easterly line of the said West Half, 338.78 feet;
thence South 68°27'16" West, 629.32 feet;
thence South 17°55'00" East, 428.78 feet;
thence North 56°51'56" East, 549.56 feet to the point of beginning;
(Also known as Lot 76 of unrecorded Survey of Colony Mountain).

PARCEL B:

A 50-foot wide easement for ingress, egress, and utilities in the Southwest Quarter of Section 23, Township 36 North, Range 3 East of the Willamette Meridian, being 25 feet on each side of the following described centerline;

Beginning at a point, 230.11 feet North and 740.56 feet East of the Southwest corner of said Section 23;
thence North 64°14'00" East, 577.81 feet to Point A;
thence North 28°58'00" West, 365.00 feet;
thence North 39°51'11" East, 577.15 feet;
thence South 64°53'24" East, 134.00 feet;
Also beginning at Point A;
thence South 17°55'00" East, 383.00 feet to the point of ending.

ALL 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: Alf E. Olsen and Marleine H. Olsen, husband and wife
 Purpose: A right of way 60 feet wide
 Recording Date: March 18, 1969
 Recording No.: 724372
2. Bylaws of Colony Mountain Community Club, including the terms and conditions thereof;

Recorded: October 16, 1996
 Recording No.: 9610160030, records of Skagit County, Washington
3. 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
 Recording 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

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 28, 2019
 Recording No.: 201901280086

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 26, 2019
 Recording No.: 201908260096
4. 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
 Recording No.: 845592, records of Skagit County, Washington
 Executed By: Jerry Hammer and Donna Hammer, husband and wife; and Robert Starry and Elaine Starry, husband and wife
5. 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

EXHIBIT "B"Exceptions
(continued)

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

Recording 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

Recording No.: 8707160044

Recording No.: 9405110050

Recording No.: 9610160031

Recording No.: 200104300175

6. 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

Recording No.: 787652, records of Skagit County, Washington

Imposed By: Colony Mountain Community Club

7. Alternative Sewage System Installation including the terms, covenants and provisions thereof

Recording Date: September 22, 1994

Recording No.: 9409220075

8. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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

Form 22P
 Skagit Right-to-Manage Disclosure
 Rev. 10/14
 Page 1 of 1

**SKAGIT COUNTY
 RIGHT-TO-MANAGE
 NATURAL RESOURCE LANDS DISCLOSURE**

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 Northwest Multiple Listing Service
 ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 04/26/22
 between Charles V Jr Fidler Colleen Fidler ("Buyer")
Buyer Buyer
 and Amanda M Garland Jeffrey L Garland ("Seller")
Seller Seller
 concerning 16154 Toad Ln Bow WA 98232 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication
Charles V Jr Fidler 04/26/22
Buyer Date
 Authentication
[Signature] 04/26/22
Buyer Date

Authentication
Amanda M Garland 04/13/2022
Seller Date
 Authentication
Jeffrey L Garland 04/12/2022
Seller Date