

202405100190

05/10/2024 03:58 PM Pages: 1 of 8 Fees: \$310.50  
Skagit County Auditor, WA

**When recorded return to:**  
Brittany Danielle Carter and Trevor Carter  
4413 Colony Mountain Drive  
Bow, WA 98232

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240583  
May 10 2024  
Amount Paid \$5365.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620056009

**CHICAGO TITLE**

620056009

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Joanne M Stotler, an unmarried person, as her separate estate and Howard C. Stotler, a married man as his 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 Brittany Danielle Carter and Trevor Carter, 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 OF SW 1/4 OF SEC 26-36-3E AKA TRACT 3, SVY UNREC AKA COLONY MOUNTAIN

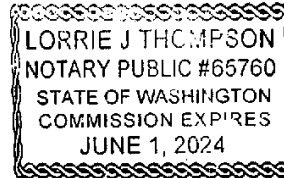
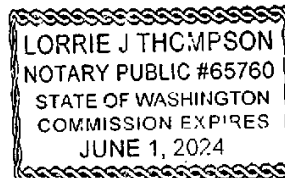
Tax Parcel Number(s): P48352 / 360326-3-003-0501

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 5/09/2024Joanne M Stotler  
Joanne M StotlerHoward C Stotler  
Howard C. StotlerState of WashingtonCounty of SKAGITThis record was acknowledged before me on May 9, 2024 by Joanne M Stotler.Lorrie J Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2024State of WashingtonCounty of SKAGITThis record was acknowledged before me on May 9, 2024 by Howard Stotler.Lorrie J Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P48352 / 360326-3-003-0501**

---

A TRACT OF LAND IN SECTION 26, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26;

THENCE NORTH 89 DEGREES 41'30" EAST ALONG THE SOUTHERLY LINE OF THE SAID NORTH 1/2 545 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 0 DEGREES 15'29" EAST 915.93 FEET TO AN INTERSECTION WITH A CURVE HAVING A RADIUS OF 3030 FEET, THE CENTER OF WHICH CURVE BEARS NORTH 27 DEGREES 07'03" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 0 DEGREES 54'57", AN ARC DISTANCE OF 48.43 FEET;

THENCE NORTH 61 DEGREES 58'00" EAST 198.93 FEET;

THENCE SOUTH 0 DEGREES 15'29" WEST 1030.67 FEET TO THE SAID SOUTHERLY LINE OF SAID NORTH 1/2;

THENCE SOUTH 89 DEGREES 41'30" WEST 218.00 FEET TO THE TRUE POINT OF BEGINNING.

THE BASIS OF BEARINGS OF THIS DESCRIPTION IS THE WESTERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26 WHICH BEARS NORTH 0 DEGREES 15'29" EAST.

(ALSO KNOWN AS TRACT 3 OF THAT CERTAIN UNRECORDED SURVEY COMMONLY KNOWN AS "COLONY MOUNTAIN").

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"****Exceptions**

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the extent that said covenant or restriction is permitted by applicable law, as set forth on Unrecorded Survey of Colony Mountain.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: water pipe  
Recording Date: April 16, 1917  
Recording No.: 118572  
Affects: as described in said instrument
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Colony Land Co., a Washington Corporation  
Purpose: right of way  
Recording Date: March 18, 1969  
Recording No.: 724372  
Affects: as described in said instrument
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: ingress, egress and utilities  
Recording Date: October 1, 1973, November 21, 1973, March 27, 1974, March 29, 1974, May 1, 1974, March 29, 1974, May 1, 1974 and October 17, 1974  
Recording No.: 791555  
Recording No.: 793602  
Recording No.: 798356  
Recording No.: 798408  
Recording No.: 798409  
Recording No.: 798522  
Recording No.: 800130  
Recording No.: 801522  
Recording No.: 808992  
Recording No.: 808993  
Recording No.: 808994  
Recording No.: 808995  
Affects: as described in said instrument

**EXHIBIT "B"****Exceptions  
(continued)**

5. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 6, 1973  
Recording No.: 787652

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

Granted to: Puget Sound Power & Light Company  
Purpose: electric line right of way  
Recording Date: May 22, 1975  
Recording No.: 817912  
Affects: as described in said instrument

7. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: May 6, 1976  
Recording No.: 845592

said 60 foot strip was purportedly conveyed to Colony Mountain Community Club by instrument recorded under Recording No. 8005190033

8. Clarification of easement and the terms and conditions thereof:

Recording Date: September 21, 1979  
Recording No.: 7909210015

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

Granted to: Donald Smyth and Helen Smyth, husband and wife  
Purpose: roadways  
Recording Date: June 2, 1981  
Recording No.: 8106020001  
Affects: as described in said instrument

**EXHIBIT "B"****Exceptions  
(continued)**

10. Portion of said road system conveyed to Skagit County and the terms and conditions thereof:

Recording Date: November 19, 1984  
Recording No.: 8411190079

11. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: May 15, 1985  
Recording No.: 8505150010

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 13, 1987  
Recording No.: 8707130025

12. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 16, 1987  
Recording No.: 8707160044

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 11, 1994  
Recording No.: 9405110050

13. Bylaws Colony Mountain Community Club a Mutual corporation

Recording Date: October 16, 1996  
Recording No.: 9610160030

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 16, 1996

**EXHIBIT "B"**

Exceptions  
(continued)

Recording No.: 9610160031

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 30, 2001  
Recording No.: 200104300175

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

14. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 9305100087

15. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

16. 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

**EXHIBIT "B"**

**Exceptions  
(continued)**

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."

17. City, county or local improvement district assessments, if any.
18. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.