

202412030045

12/03/2024 12:25 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded return to:
David Nelson and Michelle Lyle Moreno
4437 Colony Mountain Drive
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20243145

Dec 03 2024

Amount Paid \$11609.00
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.: 620057681

CHICAGO TITLE

620057681

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 David Nelson and Michelle Lyle Moreno, 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 26-36-3

Tax Parcel Number(s): P48351 / 360326-3-003-0402

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: Nov. 27, 2024Joanne M Stotler

Joanne M Stotler

Howard C Stotler

Howard C. Stotler

State of WashingtonCounty of SKagitThis record was acknowledged before me on November 27, 2024 by Joanne M Stotler.Lorrie J Thompson

(Signature of notary public)

Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028State of WashingtonCounty of SKagitThis record was acknowledged before me on November 27, 2024 by Howard C. Stotler.Lorrie J Thompson

(Signature of notary public)

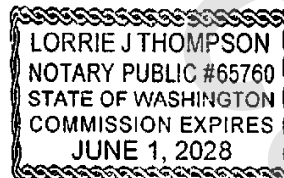
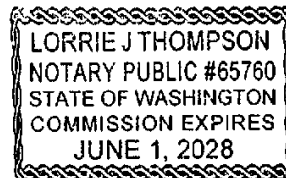
Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P48351 / 360326-3-003-0402

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 1/2 THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26;

THENCE NORTH 89°41'30" EAST ALONG THE SOUTHERLY LINE OF THE SAID NORTH 1/2 295.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00° 15'29" EAST 795.14 FEET;

THENCE NORTH 64°10'00" EAST 210.81 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 3030 FEET, THE CENTER OF

WHICH CURVE BEARS NEATH 25°50'00" WEST;

THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°17'03", AN ARC DISTANCE OF 67.91 FEET;

THENCE SOUTH 00°15'29" WEST 915.93 FEET TO THE SAID SOUTHERLY LINE OF THE NORTH 1/2;

THENCE SOUTH 89°41'30" WEST 250.00 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 00°15,29" EAST;

(ALSO KNOWN AS TRACT 2 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 plat of Colony Mountain.
2. 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

3. 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

4. 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: Jerry M. Hammer and Donna Hammer, husband and wife and Robert L. Starry and Elaine Starry, husband and wife

Recording Date: May 22, 1975

Recording No.: 817912

Affects: as described in said instrument

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

Granted to: all parties having lands adjoining said property

Purpose: roadway for ingress, egress and utilities

Recording Date: September 28, 1973

Recording No.: 793602

Affects: as described in said instrument

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

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

Purpose: roadway for ingress, egress and utilities
 Recording Date: May 1, 1974
 Recording No.: 800130
 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 15, 1985
 Recording No.: 8505150010

8. 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

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 16, 1996
 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

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

Recording No.: 201901280086

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 26, 2019

Recording No.: 201908260096

9. Bylaws of Colony Mountain Community Club and the terms and conditions thereof:

Recording Date: October 16, 1996

Recording No.: 9610160030

10. Agreement for water utility franchise and the terms and conditions thereof:

Executed by: Skagit County and Colony Mountain Community Club

Recording Date: March 19, 2018

Recording No.: 201803190140

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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

Authentisign ID: E728469C8-4498-EF11-86CF-002248280057

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 November 03, 2024

between David Nelson DN 11/04/24 ML 11/04/24 ("Buyer")
and Joanne Stotler JS 11/04/24 HS 11/04/24 ("Seller")
concerning 4437 Colony Mountain Drive 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.

Authenticat
David Nelson 11/03/24
Buyer Date
Authenticat
Michelle Lyle Moreno 11/03/24
Buyer Date

Authenticat
Joanne Stotler 11/04/24
Seller Date
Authenticat
Howard C. Stotler 11/04/24
Seller Date