

202505090131

05/09/2025 03:14 PM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor, WA

**When recorded return to:**

Curtis J Pippel  
15642 Linda Lane  
Bow, WA 98232

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251430

May 09 2025

Amount Paid \$7637.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Chicago Title  
620058069

Escrow No.: 620058069

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Elizabeth W Munson as Personal Representative of The Estate of David E Munson, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Curtis J Pippel, an unmarried person

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 NE 1/4 OF SEC 22-36-3E AKA TRACT 34, COLONY MOUNTAIN, UNREC PLAT

Tax Parcel Number(s): P48043 / 360322-1-003-0103

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 04/17/25

The Estate of David E Munson, deceased

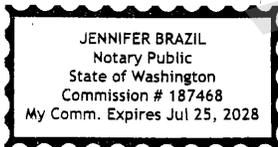
BY: *Elizabeth W Munson*  
Elizabeth W Munson  
Personal Representative

State of WASHINGTON  
County of ISLAND

This record was acknowledged before me on 4-17-2025 by Elizabeth W. Munson

as Personal Representative of The Estate of David E Munson, deceased.

*Jennifer Brazil*  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 7-25-2028



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): **P48043 / 360322-1-003-0103**

A TRACT OF LAND IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 721.42 FEET NORTH AND 480.67 FEET EAST OF THE CENTER OF SAID SECTION 22;

THENCE NORTH 48 DEGREES 10'00" EAST, 538.75 FEET;

THENCE SOUTH 47 DEGREES 25'00" EAST, 422.59 FEET;

THENCE SOUTH 56 DEGREES 20'00" WEST, 549.95 FEET;

THENCE NORTH 47 DEGREES 45'00" WEST, 344.30 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS TRACT 34 OF COLONY MOUNTAIN, AN UNRECORDED PLAT.).

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: Donald Smyth and Helen Smyth, husband and wife  
Purpose: Ingress and egress  
Recording Date: June 2, 1981  
Recording No.: 8106020001

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

6. 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

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: 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  
Recording No.: 201901280086

Modification(s) of said covenants, conditions and restrictions

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

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

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

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

9. 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

10. Homeowner/Installer Agreement, and the terms and conditions thereof:

Recording Date: May 22, 1989  
Recording No.: 8905220025

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

12. 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."

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

14. 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.