

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252149

Jul 10 2025

Amount Paid \$40407.50

Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Laura J. Brancato, Trustee of Laura J. Brancato Revocable Living Trust dated November 30, 2012
1333 Roy Road
Bellingham, WA 98229

STATUTORY WARRANTY DEED

Guardian NW Title 25-23712-TB

THE GRANTOR(S) **Vanessa Fox, an unmarried woman, and Robert Kulp Jr., an unmarried man**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Laura J. Brancato, Trustee of Laura J. Brancato Revocable Living Trust dated November 30, 2012**

the following described real estate, situated in the County Skagit, State of Washington:

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 the Northeast corner of said Section 22;
thence North 88°20'54" West along the Northerly line of said Section 22, a distance of 205.00 feet;
thence South 49°28'39" West, 692.92 feet to an intersection with a curve having a radius of 985 feet, the center of which curve bears North 70°22'00" East;
thence Southeasterly along said curve to the left through a central angle of 8°58'00", an arc distance of 154.15 feet;
thence North 68°32'21" East, 179.89 feet;
thence South 16°35'47" East, 6.50 feet;
thence North 73°27'18" East, 46.50 feet;
thence North 16°35'47" West, 10.50 feet;
thence North 68°32'21" East, 497.51 feet to the Easterly line of said Section 22;
thence North 00°55'15" West along said Easterly line 320.00 feet to the Point of Beginning.

(Also known as Revised Tract 51 of Colony Mountain, an unrecorded plat).

Situate in the County of Skagit, State of Washington.

Abbreviated legal description: Property 1:

Section 22, Township 36 North, Range 3 East - NE NE (aka Revised Tract 51 of Colony Mountain)

PARCEL NUMBER: P48026 / 360322-1-001-3109

Statutory Warranty Deed
LPB 10-05

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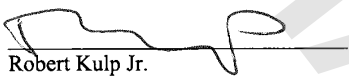
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P48026/360322-1-001-3109

Dated: 7/9/25



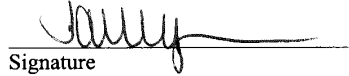
Vanessa Fox



Robert Kulp Jr.

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 9th day of July, 2025, by Vanessa Fox and Robert Kulp Jr..

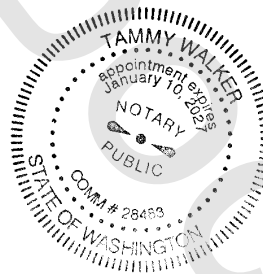


Signature

Notary

Title

My commission expires: 1/10/2027



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EXHIBIT A

25-23712-TB

2. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, adverse circumstance, discrepancies, conflicts in boundary lines or shortages in area affecting the Title that would be disclosed by an accurate and complete and current survey of the Land.
4. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
6. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
7. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
8. Unpatented mining claims, and all rights relating thereto.
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
10. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
11. Water rights, claims or title to water.
12. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
13. Reservations contained in deed Recording Date: April 16, 1917 Recording No.: 118573 As Follows: "All the water that will flow through a one inch pipe and the right to lay and maintain such pipe perpetually across said property"
14. Easement, including the terms and conditions thereof, granted by instrument; Recorded: October 1, 1973; November 21, 1973; March 27, 1974; March 29, 1974; May 1, 1974; and October 17, 1974 Auditor's No.: 79155; 793602; 798356; 798408; 798409; 798522; 800130; 801522; 808992; 808993; 808994; and 808995, records of Skagit County, Washington In favor of: All property owners in Colony Mountain For: Ingress, egress, and utilities Note: Said 50-foot strip was purportedly conveyed Colony Mountain Community Club by instrument recorded under Auditor's File No. 8005190033, records of Skagit County, Washington.
15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power and Light Company Purpose: Electric line Recording Date: April 22, 1975
Statutory Warranty Deed
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Recording No.: 817912 Affects: Said premises and other property

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Power and Light Company Purpose: Electric transmission and/or distribution line, together
with necessary appurtenances Recording Date: September 5, 1980 Recording No: 8009050023 Affects: portion
of said premises

17. By-laws and the terms and conditions thereof
Recorded: October 16, 1996
Auditor's No.: 9610160030, records of Skagit County, Washington

18. 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 Auditor's No(s): 787652, records of Skagit County, Washington Executed By: Jerry M. Hammer and
Donna Hammer; and Robert L. Starry and Elaine Starry

19. 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 Auditor's No(s): 845592, records of Skagit County, Washington Executed By: Robert Starry
and Jerry Hammer in the Colony Mountain Development

20. 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: May
15, 1985 Auditor's No(s): 8505150010, records of Skagit County, Washington Executed By: Colony Mountain
Community Club

21. 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 16,
1987 Auditor's No.: 8707160044, records of Skagit County, Washington Executed By: Colony Mountain
Country Club

AMENDED by instrument Recorded: May 11, 1994, October 16, 1996 and April 30, 2001 Auditor's No.:
9405110050, 9610160030, 9610160031 and 200104300175, records of Skagit County, Washington

22. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies
and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the
following plat/short plat/survey named SURVEY recorded on December 17, 2012 as Auditor's File No.
201212170100.

23. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and
provisions thereof, disclosed in instrument(s);

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Recorded: May 19, 1980

Auditor's No(s): 8005190033, records of Skagit County, Washington

Imposed By: Colony Mountain Community Club

24. Title Notification including the terms, covenants and provisions thereof Recording Date: Recording No.:
March 11, 2003 200303110029

25. Low Flow Mitigation Summary including the terms, covenants and provisions thereof Recording Date:
Recording No.: March 19, 2003 200303190015

26. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof
Recording Date: Recording No.: September 6, 2012 201209060022

27. Easement Agreement including the terms, covenants and provisions thereof Recording Date: Recording
No.: December 12, 2017 201712120047

End of Exhibit A