

When recorded return to:
Leslie J. Bock
507 Twin Brooks Drive
Mount Vernon, WA 98274



201806260015

06/26/2018 11:25 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033783

CHICAGO TITLE
620033783

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles A. Lipp, also known as Charles A. Lipp, II and Barbara A. Lipp, husband and wife

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

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 20, "PLAT OF TWIN BROOKS PHASE 2," approved February 27, 2015 and recorded March 18, 2015, under Auditor's File No. 201503180026, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P132639 / 6023-000-020-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182771
JUN 26 2018

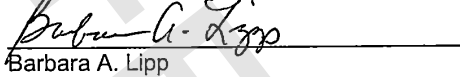
Amount Paid \$ 9438.91
Skagit Co. Treasurer
By *SL* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 19, 2018



Charles A. Lipp

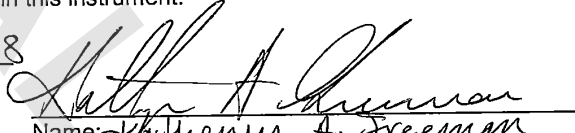


Barbara A. Lipp

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Charles A. Lipp Barbara A. Lipp
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: June 21, 2018


Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

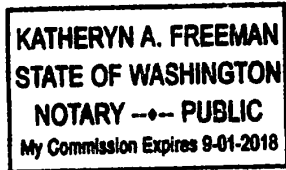


EXHIBIT "A"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,
 Recording Date: April 11, 1984
 Recording No.: 8404110015

2. Easement agreement including the terms, covenants and provisions thereof
 Recording Date: March 13, 2007
 Recording No.: 200703130113

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Puget Sound Energy, Inc.
 Purpose: Electric transmission and/or distribution system
 Recording Date: October 15, 2007
 Recording No.: 200710150144

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 PLAT OF TWIN BROOKS PHASE 2:
 Recording No: 201503180026

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: March 18, 2015
 Recording No.: 201503180027
 Modification(s) of said covenants, conditions and restrictions
 Recording Date: October 12, 2015, April 15, 2016, August 1, 2016, February 14, 2017, February 27, 2018 and April 10, 2018
 Recording No.: 201510120065, 201604150159, 201608010237, 201702140051, 201802270056 and 201804100031

EXHIBIT "A"

Exceptions
(continued)

6. Restrictive Covenant (Regarding Eligible Adult Residents) including the terms, covenants and provisions thereof

Recording Date: March 18, 2015
Recording No.: 201503180028

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by the City of Mount Vernon.
9. Assessments, if any, levied by Twin Brook Homeowners Association.