



**201910310050**

10/31/2019 10:46 AM Pages: 1 of 6 Fees: \$108.50  
Skagit County Auditor

When recorded return to:

Clifford H. Sieber and Victoria R. Sieber  
632 Twin Brooks Drive  
Mt. Vernon, Wa. 98273

**STATUTORY WARRANTY DEED** <sup>19-3218</sup>  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) John R. Jester, Trustee of Jester Family Trust, dated August 19, 2009

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Clifford H. Sieber and Victoria R. Sieber, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Lot 11, PLAT OF TWIN BROOKS, PHASE 4

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 "B" attached hereto

Tax Parcel Number(s): P133349 & 6039-000-011-0000

Dated: 10/18/19

Jester Family Trust

By: John Jester TR  
John Jester, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019-4779  
OCT 31 2019

Amount Paid \$10,507.<sup>00</sup>  
Skagit Co. Treasurer  
By mm Deputy

Statutory Warranty Deed  
LPB 10-05

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STATE OF ARIZONA  
COUNTY OF Pima

I certify that I know or have satisfactory evidence that John Jester, Trustee of Jester Family Trust is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrumen, as the Trustee of the Jester Family Trust dated 8/19,2009.

Dated: 19 day of October, 2019

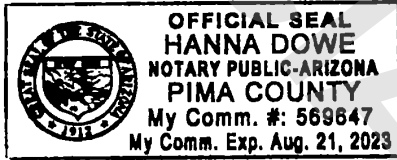
[Handwritten Signature]

Signature

Notary Public

Title

My appointment expires: 08/21/2023



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 632 Twin Brooks Drive, Mount Vernon, WA 98273  
Tax Parcel Number(s): P133349 & 6039-000-011-0000

Property Description:

Lot 11, "PLAT OF TWIN BROOKS, PHASE 4, LU-05-024", recorded August 1, 2016, under Skagit County Auditor's File No. 201608010235, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Statutory Warranty Deed  
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**EXHIBIT B**

19-3218-SJ

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. MATTERS DISCLOSED BY RECORD OF SURVEY:

Filed: April 11, 1984

Volume/Page: Volume 5 of Surveys, page 135

Auditor's File No.: 8404110015

11. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Statutory Warranty Deed  
LPB 10-05

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Between: Kenneth E. Ware  
And: David Alan Development LLC, an Arizona Limited  
Liability Company  
Dated: March 5, 2007  
Recorded: March 13, 2007  
Auditor's No.: 200703130113  
Regarding: Easement agreement

12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation  
Purpose: The right to construct, operate, maintain, repair,  
replace and enlarge an underground electric  
transmission and/or distribution system  
Area Affected: A strip of land 10 feet in width across all lots, tracts and  
open spaces of subject parcel  
Dated: October 3, 2007  
Recorded: October 15, 2007  
Auditor's No.: 200710150144

13. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS,  
PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF  
SAID PLAT OR SHORT PLAT, AS FOLLOWS:

Plat/Short Plat: Plat of Twin Brooks Phase 2 LU-05-024  
Recorded: March 18, 2015  
Auditor's No.: 201503180026

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act,  
Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the  
requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering  
Statement" or "Resale Certificate".

14. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF  
PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED:

Dated: March 18, 2015  
Recorded: March 18, 2015  
Auditor's No.: 201503180027  
Executed By: PW Creek, Inc.

FIRST AMENDMENT TO DECLARATION OF COVENANTS:

Recorded: October 12, 2015  
Auditor's No.: 201510120065

SECOND AMENDMENT TO DECLARATION OF COVENANTS:

Recorded: April 15, 2016  
Auditor's No.: 201604150159

THIRD AMENDMENT TO DECLARATION OF COVENANTS:

Recorded: August 1, 2016

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Auditor's No.: 201608010237

15. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED

Dated: March 18, 2015  
Recorded: March 18, 2015  
Auditor's No.: 201503180028  
Executed By: PW Creek, Inc.

16. EASEMENT FOR RAIN GARDEN FACILITIES AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Mount Vernon, a Municipal Corporation  
Dated: April 11, 2016  
Recorded: April 15, 2016  
Auditor's No.: 201604150160

17. RESOLUTION NO. 907 AND THE TERMS AND CONDITIONS THEREOF:

Recorded: April 28, 2016  
Auditor's No.: 201604280010

18. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:

Plat/Short Plat: Plat of Twin Brooks, Phase 4, LU-05-024  
Recorded: August 1, 2016  
Auditor's No.: 201608010235

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

19. Assessments, if any, due and owing Twin Brooks Homeowners Association.