



202001100137

01/10/2020 03:19 PM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor

When recorded return to:

Linda McCrea and Thomas McCrea
305 Twin Brooks Court
Mount Vernon, WA 98273

Land Title and Escrow

STATUTORY WARRANTY DEED

01-175874-0

THE GRANTOR(S) John M Isaac and Luana D. Tafoya, unmarried persons

for and in consideration of \$10.00 and other good and valuable consideration
in hand paid, conveys, and warrants to Linda McCrea and Thomas McCrea, ^{N.} ^{G.} ^{Jr.} wife and husband
the following described real estate, situated in the County of Skagit, State of Washington:

See "Exhibit A" attached hereto and made a part hereof.

Subject to: see attached Exhibit "B"

Abbreviated Legal: Lot 66, TWIN BROOKS Ph 2

Tax Parcel Number(s): 60230000660000, P132649

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2020 127
JAN 10 2020

Amount Paid \$ 8895.⁰⁰
Skagit Co. Treasurer
By *HB* Deputy

Dated: January 3, 2020

John M. Isaac
John M. Isaac

Luana D. Tafaya
Luana D. Tafaya

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
John M. Isaac and Luana D. Tafaya

(is/are) the person(s) who appeared before me, and said person(s) acknowledge that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 01/04/2020
Jennie L. Andrews

Notary Public in and for the State of Washington
Jennie L. Andrews, Notary Public
My appointment expires: 03/08/2020
Resides in: Island County



ALTA COMMITMENT

Title Order No.: **01-175874-O**

EXHIBIT A

Lot 66, "PLAT OF TWIN BROOKS PHASE 2, LU-05-024", approved February 27, 2015 and recorded March 18, 2015, under Auditor's File No. 201503180026, records of Skagit County, Washington.

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

END OF EXHIBIT A

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

ALTA Commitment for Title Insurance

Exhibit "B"

Municipal assessments and impact fees, if any, levied by the City of Mount Vernon.

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

Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.

MATTERS DISCLOSED BY RECORD OF SURVEY:

Filed: April 11, 1984
 Volume/Page: Volume 5 of Surveys, page 135
 Auditor's File No.: 8404110015

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

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
 (Affects portion of subject property)

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

**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

**ALTA COMMITMENT
SCHEDULE B-1**

Title Order No.: 01-175874-0

E. 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
Auditor's No.: 2016008010237

FOURTH AMENDMENT TO DECLARATION OF COVENANTS:

Recorded: February 14, 2017
Auditor's No.: 201702140051

FIFTH AMENDMENT TO DECLARATION OF COVENANTS:

Recorded: February 27, 2018
Auditor's No.: 201802270056

SIXTH AMENDMENT TO DECLARATION OF COVENANTS:

Recorded: April 10, 2018
Auditor's No.: 201804100031

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**ALTA COMMITMENT
SCHEDULE B-1**

Title Order No.: 01-175874-0

F. 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.

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

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

H. EASEMENT FOR DRAINAGE FACILITIES AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Mount Vernon, a Municipal Corporation
Area Affected: Tract A
Dated: April 11, 2016
Recorded: April 21, 2016
Auditor's No.: 201604210099

Said instrument is a re-recording of Auditor's File No. 201604150161.

I. SURFACE WATER EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Mount Vernon, a Municipal Corporation
Area Affected: Tracts A, C and G
Dated: April 11, 2016
Recorded: April 21, 2016
Auditor's No.: 201604210100

Said instrument is a re-recording of Auditor's File No. 201604150162.

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**ALTA COMMITMENT
SCHEDULE B-1**

Title Order No.: **01-175874-O**

J. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	City of Mount Vernon, a Municipal Corporation
Purpose:	Non-exclusive easement for drainage into the Easement Area, and for the installation and perpetual maintenance of rain garden drainage facilities and conduits therefrom
Area Affected:	Tract H, Twin Brooks Phase 2, AF #201503180026 and Lot 11, Twin Brooks Phase 4
Dated:	July 26, 2016
Recorded:	August 1, 2016
Auditor's No.:	201608010236

END OF SCHEDULE B-1

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ALTA Commitment for Title Insurance