

WHEN RECORDED RETURN TO:  
Name: Stacey Dean Dreyer and Debbie Sue Dreyer  
Address: 800 Twin Brooks Drive  
Mount Vernon, WA 98273

CHICAGO TITLE  
Q20043191

Escrow Number: 780858RT  
Filed for Record at Request of: *Rainier Title, LLC*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S), Steven Paul Sanchez and Kathy Ann Sanchez, husband and wife for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Stacey Dean Dreyer and Debbie Sue Dreyer, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

**LOT 6, PLAT OF TWIN BROOKS PHASE 5, LU-05-024, APPROVED FEBRUARY 13, 2017, RECORDED FEBRUARY 14, 2017, UNDER RECORDING NO. 201702140050, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

**SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON**

*Subject to: See attached Exhibit A, which is made a part hereof by this reference.*

Abbreviated Legal: LT 6, PLAT OF TWIN BROOKS PHASE 5, LU-05-024

Tax Parcel Number(s): P133604 / 6040-000-006-0000

Dated: October 13, 2020

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

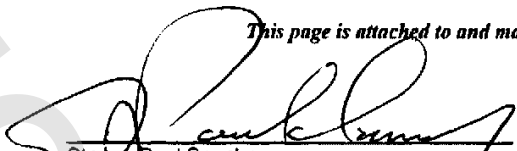
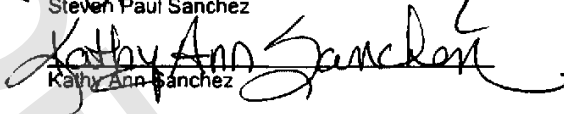
Affidavit No. 2020-4271

Oct 16 2020

Amount Paid \$9055.20  
Skagit County Treasurer  
By Bridget Ibarra Deputy

*Signature and Notary follow on next page*

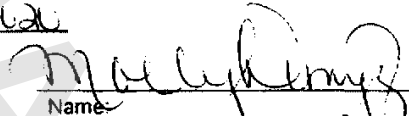
*This page is attached to and made a part of the Statutory Warranty Deed*

  
\_\_\_\_\_  
Steven Paul Sanchez  
  
\_\_\_\_\_  
Kathy Ann Sanchez

STATE OF ~~Washington~~ Arizona ss.  
COUNTY OF ~~Skagit~~ Pima

I certify that I know or have satisfactory evidence that **Steven Paul Sanchez and Kathy Ann Sanchez** is/are the person(s) who appeared before me, and said person acknowledged 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: 10-12, 2020

  
\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in the State of Arizona  
Residing in Pima CTY  
My Commission Expires: 12-31-23



**Exhibit A****Subject To:**

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 Survey, recorded in Volume 5 of Surveys, Page 135:

Recording No.: 8404110015

**Agreement and Terms and Conditions Thereof:**

Between: Kenneth E. Ware  
 And: David Alan Development LLC, an Arizona limited liability company  
 Dated: March 5, 2007  
 Recording Date: March 13, 2007  
 Recording No.: 200703130113  
 Regarding: Easement Area

Affects: Portion of subject property

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: 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  
 Recording Date: October 15, 2007  
 Recording No.: 200710150144  
 Affects: A strip of land 10 feet in width across all lots, tracts and open spaces of subject parcel

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 LU-05-024:

Recording No.: 201503180026

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, 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 in the document

Recording Date: March 18, 2018  
 Recording No.: 201503180027

**Modification(s) of said covenants, conditions and restrictions**

Recording Date: October 12, 2015  
 Recording No.: 201510120065

## Modification(s) of said covenants, conditions and restrictions

Recording Date: April 15, 2016  
Recording No.: 201604150158

## Modification(s) of said covenants, conditions and restrictions

Recording Date: April 15, 2016  
Recording No.: 201604150159

## Modification(s) of said covenants, conditions and restrictions

Recording Date: August 1, 2016  
Recording No.: 201608010237

## Modification(s) of said covenants, conditions and restrictions

Recording Date: February 14, 2017  
Recording No.: 201702140051

## Modification(s) of said covenants, conditions and restrictions

Recording Date: February 27, 2018  
Recording No.: 201802270056

## Modification(s) of said covenants, conditions and restrictions

Recording Date: April 10, 2018  
Recording No.: 201804100031

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Twin Brooks Community Association  
Recording Date: March 18, 2015  
Recording No.: 201503180027

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.: 201503180028

**8. Easement for Rain Garden Facilities and the Terms and Conditions Thereof:**

Grantee: City of Mount Vernon, a Municipal corporation  
Area Affected: Tract E  
Recording Date: April 15, 2015  
Recording No.: 201504150160

**9. Easement for Drainage Facilities and the Terms and Conditions Thereof:**

Grantee: City of Mount Vernon, a Municipal corporation  
Area Affected: Tract A  
Recording Date: April 21, 2016  
Recording No.: 201604210099

Said instrument is a re-recording of Recording No. 201604150161.

**10. Surface Water Easement and the Terms and Conditions Thereof:**

Grantee: City of Mount Vernon, a Municipal corporation  
Area Affected: Tract A, C and G  
Recording Date: April 21, 2016  
Recording No.: 201604210100

**11. City of Mount Vernon Resolution No. 907 and Development Agreement and the Terms and Conditions Thereof:**

Grantor: City of Mount Vernon  
Grantee: PW Creek, Inc.  
Recording Date: April 28, 2016  
Recording No.: 201604280010

**12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:**

In favor of: PW Creek, Inc., Twin Brooks Community Association and City of Mount Vernon, a Municipal corporation  
Purpose: non exclusive drainage easement  
Recording Date: August 1, 2016  
Recording No.: 201608010236  
Affects: Tract H

13. 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 5 LU-05-024:

Recording No: 201702140050

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. Assessments, if any, levied by City of Mount Vernon.
16. City, county or local improvement district assessments, if any.

**End of Exhibit A**



Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 09, 2020  
between Stacey Dean Dreyer Debbie Sue Dreyer ("Buyer")  
Buyer Buyer  
and Kathy A Sanchez Steven P Sanchez ("Seller")  
Seller Seller  
concerning 800 Twin Brooks Dr Mount Vernon WA 98273 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenti...  
Debbie Sue Dreyer 09/16/2020  
Buyer 09/16/2020 2:00:38 PM PDT  
Date

Authenti...  
K A Sanchez 09/15/2020  
Seller 09/15/2020 1:48:15 PM PDT  
Date

Authenti...  
Stacey Dean Dreyer 09/16/2020  
Buyer 09/16/2020 5:28:40 PM PDT  
Date

Authenti...  
Steven P Sanchez 09/14/2020  
Seller 09/14/2020 11:47:13 AM PDT  
Date