

**When recorded return to:**  
Kristen E. Berglin and Adam C. Shroyer  
2219 Riley Road  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4685  
Nov 05 2020  
Amount Paid \$8814.90  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
W20043995

Escrow No.: 620043995

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sandra Lynn McMillan, Executor of the Estate of William Frank Pepperell, deceased and Susan Pepperell, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kristen E. Berglin and Adam C. Shroyer, a married couple

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

LOT 79, PLAT OF TWIN BROOKS, PHASE 1, LU-06-087, APPROVED OCTOBER 12, 2015, RECORDED OCTOBER 12, 2015, UNDER AUDITOR'S FILE NO. 201510120064, 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): P132863 / 6029-000-079-0000

Subject to:

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

Dated: November 2, 2020

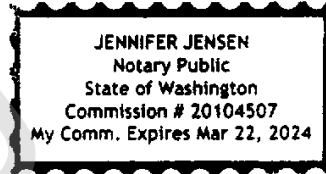
Estate of William Frank Pepperell

BY: Sandra Lynn McMillan  
Sandra Lynn McMillan  
Executor

Debbie Ann Hughes  
Susan Pepperell by Debbie Ann Hughes, her attorney in fact  
Pepperell  
State of WASHINGTON  
County of

I certify that I know or have satisfactory evidence that Sandra Lynn McMillan is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Executor, respectively, of the Estate of William Frank Pepperell to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

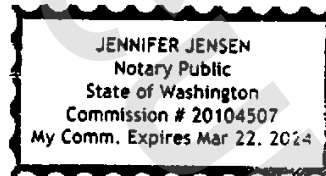
Dated: 11/3/2020  
Jennifer Jensen  
Name: Jennifer Jensen  
Notary Public in and for the State of Washington  
Residing at: Ferndale  
My appointment expires: 03/22/2024



State of WASHINGTON  
County of

I certify that I know or have satisfactory evidence that Debra A. Hughes is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Attorney in Fact for Susan Pepperell to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/3/2020  
Jennifer Jensen  
Name: Jennifer Jensen  
Notary Public in and for the State of Washington  
Residing at: Ferndale  
My appointment expires: 03/22/2024



**EXHIBIT "A"**Exceptions  
(continued)

1. 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 Skagit County Short Plat No. 42-83, recorded in Volume 6 of Short Plats, Page 127:

Recording No: 8403190045

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

In favor of: City of Mount Vernon  
 Purpose: Slopes  
 Recording Date: September 9, 2004  
 Recording No.: 200409090017

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

In favor of: The Quadrant Corporation, a Washington corporation dba Quadrant Homes  
 Purpose: retaining wall  
 Recording Date: October 30, 2006  
 Recording No.: 200610300199  
 Recording No.: 200610300200

4. 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  
 Recording No.: 201510120065

**EXHIBIT "A"****Exceptions  
(continued)**

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

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

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

6. 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 1, LU-06-087:

Recording No: 201510120064

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

**EXHIBIT "A"**

Exceptions  
(continued)

thereof; Indian treaty or aboriginal rights.

8. Assessments, if any, levied by City of Mount Vernon.
9. City, county or local improvement district assessments, if any.