

When recorded return to:

Colleen M. Hansen
The Colleen M. Hansen and Dale L. Samuels
Living Trust
360 Twin Brooks Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4494

Sep 30 2021

Amount Paid \$10301.20

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620048608

Escrow No.: 620048608

STATUTORY WARRANTY DEED

THE GRANTOR(S) David W. Livingston and Charlotte Rountree, Trustees of The David W. Livingston and Charlotte Rountree Trust, U/A DTD August 19, 2010

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Colleen M. Hansen and Dale L. Samuels, Trustees of The Colleen M. Hansen and Dale L. Samuels Living Trust

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

LOT 61, "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 COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P132644 / 6023-000-061-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 22, 2021

The David W. Livingston and Charlotte Rountree Trust, U/A DTD August 19, 2010

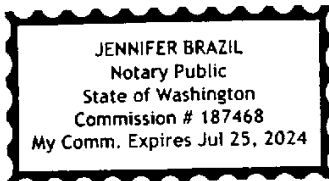
BY: David W. Livingston
David W. Livingston
Trustee

BY: Charlotte Rountree
Charlotte Rountree
Trustee

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that David W. Livingston and Charlotte Rountree is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of The David W. Livingston and Charlotte Rountree Trust, U/A DTD August 19, 2010 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9-24-2021



Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of Washington
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Exceptions

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 Survey:

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

EXHIBIT "A"
Exceptions
(continued)

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

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

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

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

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