

When recorded return to:
Melinda McCormick Coslor
152 Twin Brooks Drive
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049804

CHICAGO TITLE CO.
620049804

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul E. Wright, II and Nanatte S. Wright, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Melinda McCormick Coslor, an unmarried person

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

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

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

LT 78, "PLAT OF TWIN BROOKS, PHASE 1, LU-06-087" REC NO. 201510120064

Tax Parcel Number(s): P132862 \ 6029-000-078-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5381

Nov 24 2021

Amount Paid \$10853.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 9, 2021

Paul E. Wright
Paul E. Wright, II
Nanatte S. Wright
Nanatte S. Wright

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Paul E. Wright II and Nanatte S. Wright
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 17 2021

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

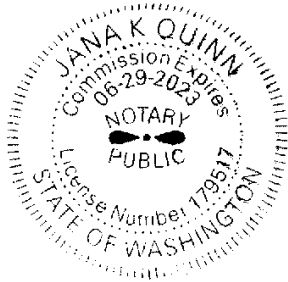


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P132862 \ 6029-000-078-0000

LOT 78, "PLAT OF TWIN BROOKS, PHASE 1, LU-06-087", APPROVED OCTOBER 12, 2015,
RECORDED OCTOBER 12, 2015, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201510120064,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 Short Plat No 42-83:

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, a Municipal Corporation
Purpose: To construct, or cause to construct, maintain, replace, reconstruct, and remove all cut and fill slopes, with all appurtenances incident thereto or necessary therewith
Recording Date: September 9, 2004
Recording No.: 200409090017
Affects: The South 27 feet of Lot 4 TOGETHER WITH the South 12 feet of the East 340 feet and the North 23 feet of the South 35 feet of the East 35 feet, all of Lot 4

3. Covenants, Conditions and Restrictions, contained in Deed:

Recording Date: June 22, 2006
Recording No.: 200606220055

Refer to document for full particulars.

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

In favor of: The Quadrant Corporation, dba Quadrant Homes
Purpose: For retaining wall
Recording Date: October 30, 2006
Recording No.: 200610300199
Affects: The East 1.0 foot of the North 394.45 feet of Lot 4

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

In favor of: The Quadrant Corporation, dba Quadrant Homes
Purpose: For retaining wall
Recording Date: October 30, 2006
Recording No.: 200610300200
Affects: The East 1.0 foot of the North 394.45 feet of Lot 4

EXHIBIT "B"**Exceptions
(continued)**

6. 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, improve, remove, upgrade and extend one or more utility systems for purposes of transmission, distribution and sale of gas and electricity.
Recording Date: November 6, 2014
Recording No.: 201411060065
Affects: A strip of land ten (10) feet in width with five (5) feet on each side of the centerline of PSE's facilities

7. 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

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

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 201802270056

Modification(s) of said covenants, conditions and restrictions

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

8. 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

9. 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

10. 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

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

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

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 10/24/21
between Melinda McCormick Coslor ("Buyer")
Buyer Buyer
and Paul E Wright Nanatte S Wright ("Seller")
Seller Seller
concerning 152 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.

Authenticat
Melinda McCormick Coslor 10/24/2021
Buyer 9:06:08 AM PDT Date

Authenticat
Paul E Wright 10/20/2021
Seller 2:35:23 PM PDT Date

Authenticat
Nanatte S Wright 10/20/2021
Seller 1:19:35 PM PDT Date