

**When recorded return to:**  
Douglas Roger Neal and Cynthia Davis  
506 Timberland Loop  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20235365  
Feb 01 2023  
Amount Paid \$12143.00  
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

Escrow No.: 620053093

**CHICAGO TITLE**  
020053093

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Samuel H. Watson and Terry L. Clark, 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 Douglas Roger Neal and Cynthia Davis, husband and wife

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 37, PLAT OF TWIN BROOKS PHASE 3 LU-05-024

Tax Parcel Number(s): P133106 / 6035-000-037-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 1/30/2023

Samuel H. Watson  
Samuel H. Watson

Terry L. Clark  
Terry L. Clark

State of Washington  
County of Skagit

This record was acknowledged before me on 01/30/2023 by Samuel H. Watson and Terry L. Clark.

Alysia Hudson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 03/01/2024

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P133106 / 6035-000-037-0000**

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LOT 37, "PLAT OF TWIN BROOKS PHASE 3 LU-05-024," AS PER PLAT APPROVED APRIL 15, 2016 AND RECORDED APRIL 21, 2015 UNDER AUDITOR'S FILE NO. 201604210098, BEING A RE-RECORD AND CORRECTION OF AUDITOR'S FILE NO 201604150158, 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, encroachments, 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, encroachments, 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 the 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 "B"**

Exceptions  
(continued)

Recording No.: 201510120065  
Recording No.: 201604150159  
Recording No.: 201608010237  
Recording No.: 201702140051  
Recording No.: 201802270056  
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. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Twin Brooks Phase 3 LU-05-024:

Recording No: 201604210098

Said instrument is a re-record of Recording No. 201604150158

8. City of Mount Vernon Resolution No. 907 and Development Agreement and the terms and conditions thereof

Recording Date: April 28, 2016  
Recording No.: 201604280010

9. City, county or local improvement district assessments, if any.

10. Assessments, if any, levied by City of Mount Vernon.

11. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2023.

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 January 11, 2023  
between Douglas R Neal Cynthia Davis ("Buyer")  
Buyer Buyer  
and Samuel H Watson Terry L Clark ("Seller")  
Seller Seller  
concerning 506 Timberland Loop 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.

Douglas R. Neal 1-11-23  
Buyer Date  
Cynthia Davis 1/11/23  
Buyer Date

Samuel H Watson 01/12/23  
Authentisign Seller Date  
Terry L Clark 01/12/23  
Authentisign Seller Date