

202504070051

04/07/2025 12:28 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Michael Fitzpatrick and Kathleen Fitzpatrick
534 Twin Brooks Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250996

Apr 07 2025

Amount Paid \$13255.50
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Chicago Title
620058418

Escrow No.: 245469489

STATUTORY WARRANTY DEED

THE GRANTOR(S) Clarence G. Chausse and Hazel J. Chausse, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Michael Fitzpatrick and Kathleen Fitzpatrick, a married couple

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 17, "PLAT OF TWIN BROOKS PHASE 2, LU-05-024", REC 201503180026

Tax Parcel Number(s): P132636/6023-000-07-0000

STATUTORY WARRANTY DEED

(continued)

Dated: 3-26-25

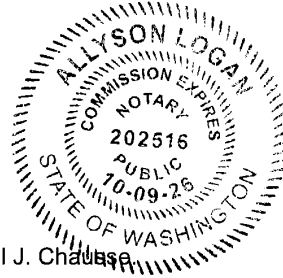
Clarence G. Chausse by Michelle Coffman-Whitney his AIF
Clarence G. Chausse by Michelle Coffman-Whitney, his attorney in fact

Hazel J. Chausse
Hazel J. Chausse

State of Washington
County of Whatcom

This record was acknowledged before me on 3-26-25 by Michelle Coffman-Whitney as Attorney in Fact of Clarence Chausse.

Allyson Logan
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 10-9-26



State of Washington
County of Whatcom

This record was acknowledged before me on 3-26-25 by Hazel J. Chausse.

Allyson Logan
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 10-9-26



EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P132636 / 6023-000-017-0000

LOT 17, "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.

SPECIAL EXCEPTIONS:

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

Easement agreement including the terms, covenants and provisions thereof

Recording Date: March 13, 2007

Recording No.: 200703130113

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

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 PLAT OF TWIN BROOKS PHASE 2:

Recording No: 201503180026

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Covenants, conditions, restrictions and easements 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, April 15, 2016, August 1, 2016, February 14, 2017, February 27, 2018 and April 10, 2018
Recording No.: 201510120065, 201604150159, 201608010237, 201702140051, 201802270056 and 201804100031

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

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

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

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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