

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251176

Apr 21 2025

Amount Paid \$13745.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:
Kirk D Shroyer and Mary E Huddle-Shroyer
1500 E College Way Ste A #285
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620058317

Escrow No.: 620058317

STATUTORY WARRANTY DEED

THE GRANTOR(S) Diane D. Winters, as Personal Representative of The Estate of Carl R Pennington and Diane E. Winters, as Personal Representative of The Estate of Soonie L Pennington

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Kirk D Shroyer and Mary E Huddle-Shroyer, 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 76, PLAT OF TWIN BROOK PHASE 6, LU-05-024, REC NO. 201802270055

Tax Parcel Number(s): P134151 / 6051-000-076-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 04/17/2025

The Estate of Carl R Pennington
BY: Diane D. Winters
Diane D Winters
Personal Representative

The Estate of Soonie L Pennington
BY: Diane D. Winters
Diane D. Winters
Personal Representative

State of Washington

County of Snohomish

This record was acknowledged before me on 04/17/2025 by Diane D Winters as
Personal Representative of The Estate of Carl R Pennington.

Taylor K. Samuel
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 10/23/2027

TAYLOR K SAMUEL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 23035522
COMMISSION EXPIRES 10/23/2027

State of Washington

County of Snohomish

This record was acknowledged before me on 04/17/2025 by Diane D. Winters as
Personal Representative of The Estate of Soonie L Pennington.

Taylor K. Samuel
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 10/23/2027

TAYLOR K SAMUEL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 23035522
COMMISSION EXPIRES 10/23/2027

Notarized remotely online using communication technology via Proof.
Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P134151 / 6051-000-076-0000

PARCEL A:

LOT 76, "PLAT OF TWIN BROOK PHASE 6, LU-05-024", APPROVED FEBRUARY 23, 2018, AND RECORDED FEBRUARY 27, 2018, UNDER AUDITOR'S FILE NO. 201802270055, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

PARCEL B:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER TRACT U AND TRACT V OF "PLAT OF TWIN BROOKS PHASE 6, LU-05-024", APPROVED FEBRUARY 23, 2018, AND RECORDED FEBRUARY 27, 2018, UNDER AUDITOR'S FILE NO. 201802270055, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THAT RIGHT-OF WAY DELINEATED ON THE FACE OF SAID "PLAT OF TWIN BROOKS PHASE 2, LU-05-024" AS A CONTINUATION OF 'LUPINE DRIVE', 'TWIN BROOKS DRIVE' AND 'GLACIER STREET', AND ALSO IDENTIFIED BY THE FOLLOWING PROVISION ON THE FACE OF SAID PLAT:

"EASEMENT TO THE CITY OF MOUNT VERNON FOR PUBLIC SANITARY SEWER SYSTEM AND EMERGENCY VEHICLE ACCESS, AND TO SKAGIT PUD, OVER PROPOSED FUTURE RIGHT-OF-WAY EASEMENT TO BE RELINQUISHED WHEN FUTURE PLAT PHASES DEDICATE RIGHT-OF-WAY TO PUBLIC USE."

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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
Recording No.: 201802270056

Modification(s) of said covenants, conditions and restrictions

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

2. 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

EXHIBIT "B"Exceptions
(continued)

Recording No.: 201503180027

3. 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 6, PL17-139 (LU-05-024):

Recording No: 201802270055

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. 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."

6. Assessments, if any, levied by Mt Vernon.
7. City, county or local improvement district assessments, if any.

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 March 31, 2025
between Kirk D Shroyer Mary E Huddle-Shroyer ("Buyer")
Buyer Buyer
and The Estate of Carl R. & Soonie L. Pennington ("Seller")
Seller Seller
concerning 336 Lupine Ct 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.

Authenticator
Kirk D Shroyer 03/31/25
Buyer Date
Authenticator
Mary E Huddle-Shroyer 03/31/25
Buyer Date

Authenticator
Diane D Winters, Estate of Carl & Soonie Pennington 04/17/2025
Seller Date
Diane D. Winters 04/17/2025
Seller Date