

When recorded return to:
John D Thompson and Sarah F Thompson
554 Timberland Loop
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251696
Jun 03 2025
Amount Paid \$11253.00
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

CHICAGO

620058598

Escrow No.: 620058598

STATUTORY WARRANTY DEED

THE GRANTOR(S) Janette Louise Hamlin, Successor Trustee of the 2005 Hamlin Family Trust, dated September 27, 2005

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to John D Thompson and Sarah F Thompson, a married couple

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

LOT 31, "PLAT OF TWIN BROOKS PHASE 3 LU-05-024," AS PER PLAT APPROVED APRIL 15, 2016 AND RECORDED APRIL 21, 2016 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.

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

Tax Parcel Number(s): P133100 / 6035-000-031-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 6/2/2025

Janette Louise Hamlin, Successor Trustee of the 2005 Hamlin Family Trust, dated September 27, 2005

BY: Janette Louise Hamlin
Janette Louise Hamlin
Successor Trustee

State of Washington

County of SKagit

This record was acknowledged before me on June 2, 2025 by Janette Louise Hamlin as Successor Trustee of the 2005 Hamlin Family Trust, dated September 27, 2005.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028



EXHIBIT "A"
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, 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 No.: 201510120065

EXHIBIT "A"

Exceptions
(continued)

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. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document;

Purpose: Rain garden facilities
 Recording Date: April 15, 2016
 Recording No.: 201604150160
 Affects: as described in said instrument

8. 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.

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

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

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