

202610160026

10/16/2026 09:48 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:

Suzanne Robertson and Stephen J Billick
507 Twin Brooks Dr
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20263434

Oct 16 2026

Amount Paid \$12979.60
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 Title
620062757

Escrow No.: 620062757

STATUTORY WARRANTY DEED

THE GRANTOR(S) Leslie J. Bock, Trustee of the Leslie J. Bock Revocable Living Trust dated January 23, 2020

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Suzanne Robertson and Stephen J Billick, 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 20, "PLAT OF TWIN BROOKS PHASE 2"

Tax Parcel Number(s): P132639 / 6023-000-020-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: October 13, 2026

Leslie J. Bock, Trustee of the Leslie J. Bock Revocable Living Trust dated January 23, 2020

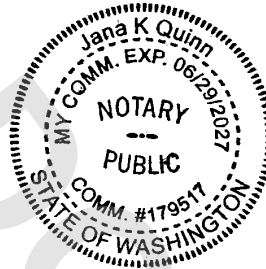
BY: Leslie J Bock
Leslie J Bock
TrusteeState of WashingtonCounty of SkagitThis record was acknowledged before me on October 13, 2026 by Leslie J Bock as
Trustee of the Leslie J. Bock Revocable Living Trust dated January 23, 2020.Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P132639 / 6023-000-020-0000

LOT 20, "PLAT OF TWIN BROOKS PHASE 2," 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.

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, LU-05-024:

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

Recording Date: October 12, 2015

EXHIBIT "B"Exceptions
(continued)

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

6. 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

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

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

8. 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

EXHIBIT "B"Exceptions
(continued)

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."

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