

When recorded return to:
Debra D. Cruse
3837 SummerSun Street
Mount Vernon, WA 98273



Skagit County Auditor
3/31/2016 Page

1 of

\$77.00

5 11:34AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025624

CHICAGO TITLE
620025624

STATUTORY WARRANTY DEED

THE GRANTOR(S) SummerSun Estates, LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Debra D. Cruse, a single woman

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

Lot 22, Plat of Summersun Estates Phase 1 LU-07-023, recorded October 15, 2015 under
Auditor's File No. 201510150066, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

P 132926 6030-000-022-0000

Tax Parcel Number(s): ~~P24851 / 340416-2-014-0025~~

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161093
MAR 31 2016

Amount Paid \$5790.00
Skagit Co. Treasurer
Deputy
By HB

STATUTORY WARRANTY DEED
(continued)

Dated: March 24, 2016

SummerSun Estates, LLC

BY: [Signature]
Zakir H. Parpia, CZZR LLC
Manager

BY: [Signature]
Joseph D. Woodmansee, JKW Investments LLC
Member

BY: [Signature]
Paul Woodmansee, PLLT Investments LLC
Member

BY: [Signature]
Kim Woodmansee, JKW LLC
Member

BY: [Signature]
LeAnn Woodmansee, PLLT Investments LLC
Member

BY: [Signature]
Timothy Woodmansee, PLLT Investments LLC
Member

BY: [Signature]
Alexandria Woodmansee, PLLT Investments LLC
Member

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Zakir H. Parpia

☒ Are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Manager of CZZR LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3-30-16

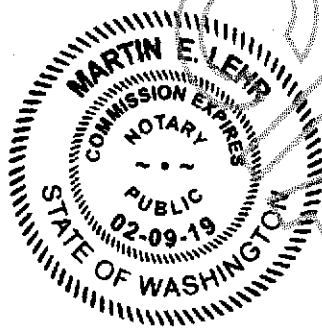


[Signature]
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

State of Washington
County of Skaagit

I certify that I know or have satisfactory evidence that Joseph O. Woodrusee
Kim Woodrusee
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the Members of JKW Investments LLC
the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3-30-16



Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

State of Washington
County of Skaagit

I certify that I know or have satisfactory evidence that Paul Woodrusee, he Ann
Woodrusee, Timothy Woodrusee, Alexandra Woodrusee
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the Members of PLT Investments LLC
the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3-30-16



Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

EXHIBIT "A"
Exceptions

1. Agreement to Perform including the terms, covenants and provisions thereof

Recording Date: January 7, 1985
Recording No.: 8501070019 being a re-recording of 8412270018

2. No protest Agreement including the terms, covenants and provisions thereof

Recording Date: July 16, 1987
Recording No.: 8707160037

3. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

Recorded: August 20, 1998
Auditor's No.: 9808200071
Executed By: Summersun Greenhouse Co., a Washington corporation
As Follows:

"This boundary line adjustment description revises current ownership boundary lines of those parcels described in documents recorded under Auditor's File Nos. 8911300094, 878371, 8608040066, and 8705280072.

This boundary line adjustment is not for the purpose of creating an additional building lot. The property described above composes one undivided parcel. The division of the parcel into sections A, B, C, D, E within this deed is for clarity alone and does not imply that this property is actually five separate parcels.

The above lot line adjustment will create a parcel containing structures which do not comply with minimum setback requirements. The Grantee hereby agrees that any future construction requiring a building permit from the City of Mount Vernon, which is performed on structures deemed nonconforming with respect to minimum setback requirements as a result of this boundary line adjustment, shall require compliance with applicable minimum setback requirements or shall require a variance from the City of Mount Vernon prior to construction. For a structure that is subject to this paragraph, "compliance with minimum setback requirements" shall be defined as and require that new construction be restricted to that area which is a distance from the lot line equal to the sum of the following:

- 1.) The minimum setback requirements for the lot on which new construction is occurring; and
- 2.) The number of feet that a permanent, pre-existing structure on an adjoining lot encroaches upon the minimum setback requirement as required at the date of this document. This paragraph shall apply only to those structures that are in non-compliance with setback requirements, in effect at the date of this document, as a result of this boundary line adjustment."

4. 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 line, together with necessary appurtenances
Recording Date: June 15, 2015
Recording No.: 201506150131

5. Quit Claim Deed Conveying Transferable Development Rights and TDR Extinguishment Document including the terms, covenants and provisions thereof

Recording Date: September 28, 2015

EXHIBIT "A"

Exceptions (continued)

Recording No.: 201509280203

6. 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: October 15, 2015
Recording No.: 201510150065

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 SUMMERSUN ESTATES PHASE I LU-07-023:

Recording No: 201510150066 and re-recorded under 201511170046

8. Assessments, if any, levied by City of Mount Vernon.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Summersun Estates Home Owners Association.