#### When recorded return to:

David P. Anderson and Catherine A. Anderson 3926 Mctaughlin Road Mount Vernon, WA 98273



**Skagit County Auditor** 

\$77.00

4/17/2017 Page

1 of

3:40PM

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620029413

CHICAGO TITLE 620029413

# STATUTORY WARRANTY DEED

THE GRANTOR(S) Summersun Estates LLC, A Washington Limited Liablity Company

for and in consideration of Ten Apd No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to David P. Anderson and Catherine A. Anderson, a married couple

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

Lot 65, Plat of Summersun Estates Phase 1 LU-07-023, recorded October 15, 2015 under Auditor's File No. 201510150066, and re-recorded under 201511170046, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P132969 / 6030-000-065-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20171565

APR 1 7 2017

Amount Paid \$ 6 680 Skagit Co. Treasmor

Deputy BYNUM

#### STATUTORY WARRANTY DEED

(continued)

Dated: April 3, 2017 Summersun Estates LLO Ząkir/H. Parpia ZZÁR LLC, Manager Joseph D. Woodmansee JKW Investments LLC, Member Paul Woodmansee PLLT Investment LLC, Member Timothy Woodmansee PLLT Investments LLC, Member State of I certify that I know or have satisfactory evidence that Dated: \_ Name: Notary Public in and for the Residing at:

My appointment expires:

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### **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

COVENANTS CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

Recorded:

Mugust 20, 1998

Auditor's No.:

9508200071

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 recorder 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.: 20

201506150131

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

Recording Date: Recording No.:

September 28, 2015 201509280203

## **EXHIBIT "A"**

Exceptions (continued)

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: 201511170046 (re-recording of 201510150066)

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