

When recorded return to:

Robert O Watrous and Charlene D Watrous
P.O. Box 341
Concrete, WA 98237



201801220125

Skagit County Auditor

\$79.00

1/22/2018 Page

1 of

6 11:27AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018237

JAN 22 2018

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Amount Paid \$ 6,644.40
Skagit Co. Treasurer
By *mm* Deputy

CHICAGO TITLE

620030459

Escrow No.: 620030459

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 Robert O Watrous and Charlene D Watrous, a married couple

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

Lot 15, 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): P132919 / 6030-000-015-0000,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 8, 2018

SummerSun Estates LLC, A Washington Limited Liability Company

BY: Zakir H. Parpia
Zakir H. Parpia
CZZZR LLC, Manager

BY: Joseph D. Woodmansee
Joseph D. Woodmansee
JKW Investments LLC, Member

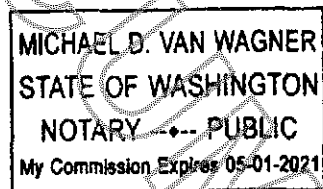
BY: Paul Woodmansee
Paul Woodmansee
PLLT Investments LLC, Member

BY: Timothy Woodmansee
Timothy Woodmansee
PLLT Investments LLC, Member

State of WASHINGTON
County of ~~SNOHOMISH~~ KING M.V.W.

I certify that I know or have satisfactory evidence that Zakir H. Parpia is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as CZZZR LLC, Manager, member of Summersun Estates LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1-9-2018
Michael D. Van Wagner
Name: Michael D. Van Wagner
Notary Public in and for the State of WA
Residing at: Woodinville
My appointment expires: 5-1-2021



STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that Joseph D Woodmansee, Paul Woodmansee and Timothy Woodmansee are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as JKW Investments LLC, Member, PLLT Investments LLC, Member and PLLT Investments LLC, Member, respectively, of Summersun Estates LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1-10-2019

Kelly K. Miller

Name: Kelly K. Miller

Notary Public in and for the State of WA

Residing at: Mount Vernon

My appointment expires: 9-9-2020

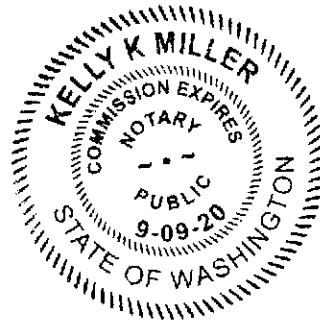


EXHIBIT "A"
Exceptions

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

EXHIBIT "A"

Exceptions (continued)

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
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: 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.

EXHIBIT "A"

Exceptions
(continued)

10. Assessments, if any, levied by Summersun Estates Home Owners Association.