

When recorded return to:  
Daniel R. Aylward and Debbie L. Mathis  
4002 McLaughlin Road  
Mount Vernon, WA 98273



201804300191

Skagit County Auditor \$80.00  
4/30/2018 Page 1 of 7 2:51PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033822

CHICAGO TITLE  
620033822

### 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 Daniel R. Aylward and Debbie L. Mathis, husband and wife the following described real estate, situated in the County of Skagit, State of Washington: Lot 63, 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): P132967 / 6030-000-063-0000

Subject to:

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

20181776  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 30 2018

Amount Paid \$ 6,858.00  
By Skagit Co. Treasurer  
Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 21, 2018

Summersun Estates, LLC

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

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

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

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

State of WASHINGTON  
County of ~~SKAGIT~~ KING

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 of Summersun Estates, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3-21-2018

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

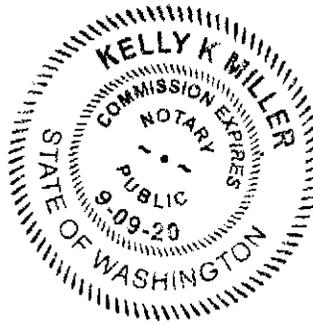
Notary Public  
State of Washington  
Michael D Van Wagner  
My Commission Expires 05/01/2021

**STATUTORY WARRANTY DEED**  
(continued)

I certify that I know or have satisfactory evidence that Timothy Woodmansee, Paul Woodmansee and Joseph D. 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 PLLT Investments, LLC, Member, PLLT Investments, LLC, Member and JKW 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: March 26, 2018

Kelly K Miller  
Name: Kelly K Miller  
Notary Public in and for the State of WA  
Residing at: Mount Vernon  
My appointment expires: 9-09-20



**EXHIBIT "A"**  
Exceptions

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

Granted to: Skagit County, a Municipal Corporation  
Purpose: Flood control or maintenance, and cleaning of existing ditch  
Recording Date: September 7, 1977  
Recording No.: 864159

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

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution lines  
Recording Date: September 23, 1977  
Recording No.: 865370

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

Granted to: State of Washington and its assigns  
Purpose: culvert and drainage facility  
Recording Date: August 2, 1985  
Recording No.: 8508020024

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

Granted to: Puget Sound Power & Light Company  
Purpose: underground electric transmission and/or distribution system  
Recording Date: June 25, 1986  
Recording No.: 8606250056

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

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

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

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

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

Recorded: August 20, 1998

**EXHIBIT "A"**  
Exceptions  
(continued)

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."

8. 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

**EXHIBIT "A"**

Exceptions  
(continued)

9. 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

10. 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

11. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: SummerSun Estates Homeowners Association  
Recording Date: October 15, 2015  
Recording No.: 201510150065

12. 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)

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

Granted to: Public Utility District No. 1 of Skagit County  
Purpose: Waterline  
Recording Date: June 15, 2015  
Recording No.: 201506150131

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

Granted to: City of Mount Vernon

**EXHIBIT "A"**

Exceptions  
(continued)

**Purpose:** Permanent Easement for a vehicular turn around, sanitary sewer lines and other appurtenances, stormwater lines and other appurtenances  
**Recording Date:** September 28, 2015  
**Recording No.:** 201509280161

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

**Granted to:** City of Mount Vernon  
**Purpose:** Sanitary sewer lines and other appurtenances  
**Recording Date:** September 28, 2015  
**Recording No.:** 201509280162

16. City, county or local improvement district assessments, if any.

17. Assessments, if any, levied by City of Mount Vernon.

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