

When recorded return to:
Robert A. Dodson
3928 McLaughlin Road
Mount Vernon, WA 98274



201805020040
Skagit County Auditor \$80.00
5/2/2018 Page 1 of 7 11:30AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033821

CHICAGO TITLE
620033821

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 A. Dodson, a married man as his sole and separate property

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

Lot 64, 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): P132968 / 6030-000-064-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181824
MAY 02 2018

Amount Paid \$ 7,303.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 15, 2018

Summersun Estates, LLC

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

BY: [Signature]
Joseph D. Woodmansee
KW 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

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: 4-17-2018
[Signature]
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)

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: April 30, 2018
Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: 14 Canyon WA
My appointment expires: 2-9-19

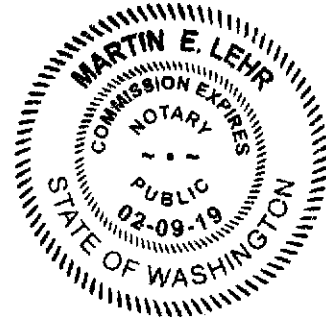


EXHIBIT "A"
Exceptions

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

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 201506150131

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 201510150065)

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:

EXHIBIT "A"

Exceptions
(continued)

Granted to: City of Mount Vernon
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.