



201902150075

02/15/2019 03:37 PM Pages: 1 of 9 Fees: \$107.00
Skagit County Auditor

When recorded return to:
Lazaro G. Smith and Victoria D. Aguilar
4120 McLaughlin Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019517
FEB 15 2019

Amount Paid \$ 7570.00
Skagit Co. Treasurer
By *BT* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037068

CHICAGO TITLE
620037068

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 Lazaro G. Smith and Victoria D. Aguilar, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 1, Plat of Summersun Estates No. 2, according to the plat thereof, recorded under Auditor's
File No. 201805220059, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P134203 / 6052-000-001-0000,

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: January 28, 2019

Summersun Estates, LLC

BY: Zakir H. ParpiaZakir H. Parpia
CZZR, LLC, Manager

BY: _____

Joseph D. Woodmansee
JKW Investments, LLC, Member

BY: _____

Paul Woodmansee
PLLT Investments, LLC, Member

BY: _____

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 CZZR, 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: Jan. 29, 2019Michael D. Van WagnerName: Michael D. Van Wagner
Notary Public in and for the State of Washington
Residing at: Woodinville
My appointment expires: 5-1-2021

MICHAEL D. VAN WAGNER
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 05-01-2021

STATUTORY WARRANTY DEED
(continued)

Dated: January 28, 2019

Summersun Estates, LLC

BY: _____

Zakir H. Parpia
CZZZR, LLC, Manager

BY: _____

Joseph D. Woodmansee
JKW Investments, LLC, Member

BY: _____

Paul Woodmansee
PLLT Investments, LLC, Member

BY: _____

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 persons 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: _____

Name: _____

Notary Public in and for the State of _____

Residing at: _____

My appointment expires: _____

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: January 29, 2019

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

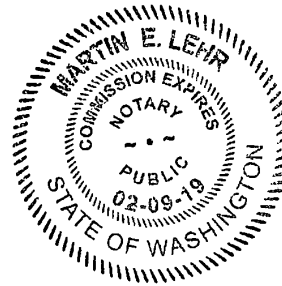


EXHIBIT "A"
Exceptions

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

Granted to: Skagit County
Purpose: Flood control or maintenance and cleaning of existing ditch
Recording Date: September 7, 1977
Recording No.: 864159
Affects: Portion of said premises
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 line, together with necessary appurtenances
Recording Date: September 23, 1977
Recording No.: 865370
Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State of Washington
Purpose: Construction, maintenance and operation of a culvert and drainage facility
Recording Date: August 2, 1985
Recording No.: 8508020024
Affects: Portion of said premises
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: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: June 25, 1986
Recording No.: 8606250056
Affects: Portion of said premises
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. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

EXHIBIT "A"Exceptions
(continued)

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."
7. Ordinance No. 3314 including the terms, covenants and provisions thereof
- Recording Date: February 1, 2006
Recording No.: 200602010055
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

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

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

9. 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)

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 22, 2018
 Recording No.: 201805220058

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 Home Owners Association
 Recording Date: October 15, 2015
 Recording No.: 201510150065

12. 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, Washington
 Purpose: Construction and maintenance of water, sewer, electrical and communication lines and/or other similar public services related facilities

EXHIBIT "A"Exceptions
(continued)

Recording Date: August 27, 2015
Recording No.: 201508270126
Affects: Portion of said premises

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

Granted to: City of Mount Vernon
Purpose: Vehicular turn-around, sanitary sewer lines and other appurtenances, stormwater lines and other appurtenances
Recording Date: September 28, 2015
Recording No.: 201509280161
Affects: Portion of said premises

14. 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
Affects: Portion of said premises

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: Stream mitigation area
Recording Date: December 10, 2015
Recording No.: 201512100104
Affects: Portion of said premises

16. Supplemental page K for Model home ordinance of Mount Vernon including the terms, covenants and provisions thereof

Recording Date: April 18, 2018
Recording No.: 201804180024

17. 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 NO. 2:

EXHIBIT "A"

Exceptions
(continued)

Recording No: 201805220059

18. City, county or local improvement district assessments, if any.
19. Assessments, if any, levied by City of Mount Vernon.
20. Assessments, if any, levied by SummerSun Estates Home Owners Association.