

When recorded return to:  
Sara Young  
4138 McLaughlin Road  
Mount Vernon, WA 98273



**201902200083**

02/20/2019 01:38 PM Pages: 1 of 9 Fees: \$107.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037330

**CHICAGO TITLE**  
W200 37330

### 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 Sara Young, a married person as her separate estate

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 2, 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): P134204 / 6052-000-002-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019557

**FEB 20 2019**

Amount Paid \$ 9249.<sup>60</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 14, 2019

Summersun Estates, LLC

BY: Zakir H. Parpia

Zakir H. Parpia  
CZZZR, LLC, Manager

BY: \_\_\_\_\_

Jospeh 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 ~~Snohomish~~ 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: February 16, 2019

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

<p align="center">Notary Public State of Washington Michael D Van Wagner My Commission Expires 05/01/2021</p>
---

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 14, 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 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: 2-15-19  
\_\_\_\_\_  
Name: Kelly K. Miller  
Notary Public in and for the State of WA  
Residing at: Mount Vernon  
My appointment expires: 9-9-2020

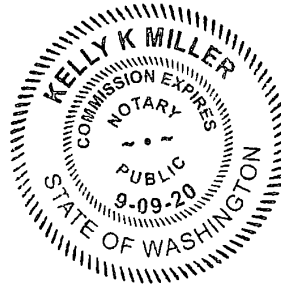
See Attached  
page 2

**STATUTORY WARRANTY DEED**  
(continued)

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Jospeh 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: 2-15-19  
  
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. 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.