

When recorded return to:

Ronnie A. Bowers and Renate H. Bowers
4176 McLaughlin Road
Mount Vernon, WA 98273



201903130031

03/13/2019 01:22 PM Pages: 1 of 10 Fees: \$108.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037401

CHICAGO TITLE

620037401

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 Ronnie A. Bowers and Renate H. Bowers, a married couple

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

Lot 4, 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): P134206 / 6052-000-004-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019893
MAR 13 2019

Amount Paid \$ 7,657.22
Skagit Co. Treasurer
By *Mram* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 26, 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 28, 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

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 26, 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: _____

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: March 6, 2019

Martin E. Lehr
Name: MARTIN E. LEHR
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-23

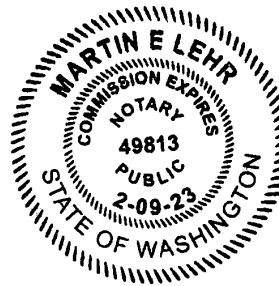


EXHIBIT "A"
Exceptions

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.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 08, 2019
between Renate H Bowers Ronnie A Bowers ("Buyer")
Buyer Buyer
and Summersun Estates LLC ("Seller")
Seller Seller
concerning 4176 McLaughlin Road Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

AuthentisIGN
Ronnie A Bowers
2/9/2019 11:55:44 AM PST
Buyer Date

AuthentisIGN
Renate H Bowers
2/9/2019 11:19:02 AM PST
Buyer Date

AuthentisIGN
Zak Parpia 02/09/2019
2/9/2019 3:49:09 PM PST
Seller Date

AuthentisIGN
[Signature] 02/09/2019
2/9/2019 4:09:52 PM PST
Seller Date

AuthentisIGN
Joseph Woodmansee 02/09/2019
2/9/2019 3:38:52 PM PST