



**201905150034**

05/15/2019 11:46 AM Pages: 1 of 12 Fees: \$110.00  
Skagit County Auditor

Filed for Record at request of  
and return to:  
Stiles Law Inc., P.S.  
P.O. Box 228  
Sedro-Woolley, WA 98284

**ACCESS EASEMENT**

**GRANTOR:** SUMMERSUN ESTATES, LLC, a Washington limited liability corporation

**GRANTEE:** MCLAUGHLIN ROAD, LLC, a Washington limited liability corporation

**Abbreviated Legal Description:** LOTS 9 & 10, PLAT OF SUMMERSUN ESTATES NO. 2  
PL-18-049, RECORDED UNDER AF#201805220059, RECORDS OF SKAGIT COUNTY,  
WASHINGTON

PTN SE NW, 15-34-04

**Skagit County Assessor's Tax Parcel Numbers:** P134211; P134212 and P24856

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
EASEMENT  
MAY 15 2019

Amount Paid \$  
Skagit Co. Treasurer  
By *HB* Deputy

**Filed for Record at request of  
and return to:**

Stiles Law Inc., P.S.  
P.O. Box 228  
Sedro-Woolley, WA 98284

**GRANTOR:** SUMMERSUN ESTATES, LLC, a Washington limited liability corporation  
**GRANTEE:** MCLAUGHLIN ROAD, LLC, a Washington limited liability corporation  
**LEGALS:** LOTS 9 & 10, PLAT OF SUMMERSUN ESTATES NO. 2 PL-18-049, RECORDED UNDER  
AF#201805220059, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
PTN SE NW, 15-34-04  
**APN #** P134211; P134212 and P24856

**ACCESS EASEMENT**

This Access Easement (this "Easement") is made as of May 14, 2019 by and between  
**SUMMERSUN ESTATES, LLC, a Washington limited liability corporation ("Grantor")**  
**and MCLAUGHLIN ROAD, LLC, a Washington limited liability corporation**  
**("Grantee").**

**RECITALS**

**WHEREAS**, Grantor owns certain parcels of real property located in the City of Mount  
Vernon, Skagit County, Washington, known as Lots 9 and 10, Plat of Summersun Estates,  
recorded under AF#201805220059, (hereinafter referred to individually by their Lot #) and  
more separately and legally described as follows:

**Lot 9 (P134211)**

(0.2051 ac) LOT 9, PLAT OF SUMMERSUN ESTATES NO. 2 PL-18-049, RECORDED  
UNDER AF#201805220059, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**Lot 10 (P134212)**

(0.2604 ac) LOT 10, PLAT OF SUMMERSUN ESTATES NO. 2 PL-18-049, RECORDED  
UNDER AF#201805220059, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**WHEREAS**, Grantee owns a certain parcel of real property located in the City of Mount  
Vernon, Skagit County, Washington, specifically and legally described as follows:

P24856 / 340415-2-015-0115

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH ALONG THE WEST LINE THEREOF 20 FEET TO THE SOUTHERLY LINE OF MCLAUGHLIN ROAD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG SAID WEST LINE 666.63 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN REAL ESTATE CONTRACT IN FAVOR OF KENNETH MOORE AND PHYLLIS MARIE MOORE AND RECORDED UNDER AUDITOR'S FILE NO. 8305270054; THENCE EAST ALONG THE NORTH LINE OF SAID MOORE PARCEL AND SAID LINE EXTENDED 980.15 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER 666.36 FEET, MORE OR LESS, TO THE SOUTH LINE OF MCLAUGHLIN ROAD; THENCE WEST ALONG THE SOUTH LINE TO THE POINT OF BEGINNING. SITUATED IN SKAGIT COUNTY, WASHINGTON.

**WHEREAS**, Grantor wishes to grant and convey to Grantee a perpetual, appurtenant, non-exclusive easement for ingress, egress and access to burden Lot 9 and Lot 10 of Grantor's parcel and to benefit Grantee, its heirs, successors in interest and assigns.

**WHEREAS**, it is the intent of Grantor and Grantee that the easement granted herein shall have the additional purpose of providing access for emergency vehicles and services to Grantee's parcel. As such, such easement herein shall be conveyed to the City of Mount Vernon by the Grantor and/or Grantee (as is required), their heirs, successors in interest and assigns, at such future date that the City of Mount Vernon requires to serve the emergency purposes listed herein. The intent of the Grantor and Grantee shall be binding on the Grantor's and Grantee's heirs, successors in interest and assigns.

#### **GRANT OF EASEMENT**

1. GRANTOR does hereby grant and convey to GRANTEE, its heirs, successors in interest and assigns, the perpetual right, privilege and easement over, in, along, across and through the real property legally described on the attached Exhibit "A" ("Easement Area") and graphically depicted on the attached Exhibit "B", both exhibits attached hereto and incorporated herein by reference as if set forth in full.

GRANTOR reserves the right to use the Easement Area for any purpose not inconsistent with the access right herein granted, provided; that Grantor shall not construct or maintain any building or other structure, or permit any obstruction within the Easement Area which

would interfere with the exercise of the right of access granted herein, including ingress and egress to and from the Easement Area.

IF AND AT SUCH TIME that the City of Mount Vernon, a municipal corporation of the state of Washington, requires and desires an access easement for emergency vehicles and services over, across and through the Easement Area, the Grantor and/or Grantee (as is required), their heirs, successors in interest and assigns shall grant and convey such easement to the City of Mount Vernon for such emergency purposes.

2. This Easement shall be recorded in Skagit County, shall run with the land described herein, and shall be binding upon the parties hereto, their heirs, successors in interest and assigns.
3. The invalidity of any portion of this Easement will not and shall not be deemed to affect the validity of any other provision. If any provision of this Easement is held to be invalid, the remaining provisions shall be deemed to be in full force and effect.
4. Grantor covenants that it is the lawful owner of the above-described property and has authority to convey such Easement

IN WITNESS WHEREOF, SUMMERSUN ESTATES, LLC and MCLAUGHLIN ROAD, LLC have executed this Easement on the day and year written below.

**GRANTOR - SUMMERSUN ESTATES, LLC**

By: Zahkir H. Parpia 5/14/19  
CZZZR, LLC – Member of Summersun Estates, LLC Date  
Zahkir H. Parpia – Manager of CZZZR, LLC

By: \_\_\_\_\_  
JKW INVESTMENTS, LLC – Member of Date  
Summersun Estates, LLC  
Kim A. Woodmansee – Manager of JKW INVESTMENTS, LLC

By: Joseph D. Woodmansee 5-14-19  
JKW INVESTMENTS, LLC – Member of Date  
Summersun Estates, LLC  
Joseph D. Woodmansee – Manager of JKW INVESTMENTS, LLC

would interfere with the exercise of the right of access granted herein, including ingress and egress to and from the Easement Area.

IF AND AT SUCH TIME that the City of Mount Vernon, a municipal corporation of the state of Washington, requires and desires an access easement for emergency vehicles and services over, across and through the Easement Area, the Grantor and/or Grantee (as is required), their heirs, successors in interest and assigns shall grant and convey such easement to the City of Mount Vernon for such emergency purposes.

2. This Easement shall be recorded in Skagit County, shall run with the land described herein, and shall be binding upon the parties hereto, their heirs, successors in interest and assigns.
3. The invalidity of any portion of this Easement will not and shall not be deemed to affect the validity of any other provision. If any provision of this Easement is held to be invalid, the remaining provisions shall be deemed to be in full force and effect.
4. Grantor covenants that it is the lawful owner of the above-described property and has authority to convey such Easement

IN WITNESS WHEREOF, SUMMERSUN ESTATES, LLC and MCLAUGHLIN ROAD, LLC have executed this Easement on the day and year written below.

**GRANTOR - SUMMERSUN ESTATES, LLC**

By: \_\_\_\_\_ Date \_\_\_\_\_  
CZZZR, LLC – Member of Summersun Estates, LLC  
Zahkir H. Parpia – Manager of CZZZR, LLC

By: Kim A Woodmansee Date 05/14/19  
JKW INVESTMENTS, LLC – Member of  
Summersun Estates, LLC  
Kim A. Woodmansee – Manager of JKW INVESTMENTS, LLC

By: Joseph D. Woodmansee Date 5-14-19  
JKW INVESTMENTS, LLC – Member of  
Summersun Estates, LLC  
Joseph D. Woodmansee – Manager of JKW INVESTMENTS, LLC

By: PLL T INVESTMENTS, LLC – Member of  
Summersun Estates, LLC

Timothy M. Woodmansee – Manager of PLL T INVESTMENTS, LLC

5/14/19

Date

By: PLL T INVESTMENTS, LLC – Member of  
Summersun Estates, LLC

Paul J. Woodmansee – Manager of PLL T INVESTMENTS, LLC

5/14/19

Date

**GRANTEE - MCLAUGHLIN ROAD, LLC**By: PLL T INVESTMENTS, LLC – Member of  
McLaughlin Road, LLC

Timothy M. Woodmansee – Manager of PLL T INVESTMENTS, LLC

5/14/19

Date

By: PLL T INVESTMENTS, LLC – Member of  
McLaughlin Road, LLC

Paul J. Woodmansee – Manager of PLL T INVESTMENTS, LLC

5/14/19

Date

By: CEDAR HEIGHTS, LLC – Member of  
McLaughlin Road, LLC

Kim A. Woodmansee – Manager of CEDAR HEIGHTS, LLC

05/14/19

Date

By: CEDAR HEIGHTS, LLC – Member of  
McLaughlin Road, LLC

Joseph D. Woodmansee – Manager of CEDAR HEIGHTS, LLC

5/14/19

Date

By: DPL INVESTMENTS, LLC – Member of  
McLaughlin Road, LLC

David Lindsey – Manager of DPL INVESTMENTS, LLC

5/14/19

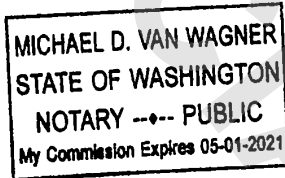
Date

STATE OF WASHINGTON )

COUNTY OF ~~SKAGIT~~ KING )

) ss.

I hereby certify that I know or have satisfactory evidence that M.V.W. [Signature] **Zakir H. Parpia**, Member of **CZZZR, LLC**, which is a Member of **Summersun Estates, LLC** is the person who appeared before me and who on oath is authorized to execute the within and foregoing instrument and acknowledged him as a/the Manager of **CZZZR, LLC**, and acknowledged that he/she signed this instrument for the Corporation as his/her free and voluntary act for the uses and purposes mentioned in the instrument.



Michael D. Van Wagner  
 NOTARY PUBLIC in and for the  
 State of Washington  
 residing at: Woodinville  
 Commission expires: 5-1-2021

STATE OF WASHINGTON )

COUNTY OF SKAGIT )

) ss.

I hereby certify that I know or have satisfactory evidence that **Kim A. Woodmansee and Joseph D. Woodmansee**, Members of **JKW INVESTMENTS, LLC**, which is a Member of **Summersun Estates, LLC**, are the people who appeared before me and who on oath are authorized to execute the within and foregoing instrument and acknowledged them as \_\_\_\_\_ of **JKW INVESTMENTS, LLC**, and acknowledged that they signed this instrument for the Corporation and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

\_\_\_\_\_  
 NOTARY PUBLIC in and for the  
 State of Washington  
 residing at: \_\_\_\_\_  
 Commission expires: \_\_\_\_\_

STATE OF WASHINGTON )

) ss.

COUNTY OF SKAGIT )

I hereby certify that I know or have satisfactory evidence that **Zahkir H. Parpia**, Member of **CZZZR, LLC**, which is a Member of **Summersun Estates, LLC** is the person who appeared before me and who on oath is authorized to execute the within and foregoing instrument and acknowledged him as a/the \_\_\_\_\_ of **CZZZR, LLC**, and acknowledged that he/she signed this instrument for the Corporation as his/her free and voluntary act for the uses and purposes mentioned in the instrument.

NOTARY PUBLIC in and for the

State of Washington

residing at: \_\_\_\_\_

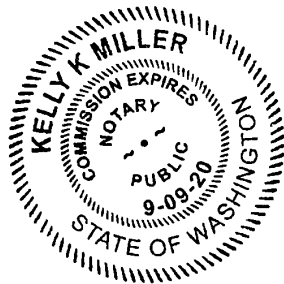
Commission expires: \_\_\_\_\_

STATE OF WASHINGTON )

) ss.

COUNTY OF SKAGIT )

I hereby certify that I know or have satisfactory evidence that **Kim A. Woodmansee and Joseph D. Woodmansee**, Members of **JKW INVESTMENTS, LLC**, which is a Member of **Summersun Estates, LLC**, are the people who appeared before me and who on oath are authorized to execute the within and foregoing instrument and acknowledged them as Manager of **JKW INVESTMENTS, LLC**, and acknowledged that they signed this instrument for the Corporation and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.



NOTARY PUBLIC in and for the

State of Washington

residing at: Mount VernonCommission expires: 9-9-2020



STATE OF WASHINGTON

)

) ss.

COUNTY OF SKAGIT

)

I hereby certify that I know or have satisfactory evidence that **Kim A. Woodmansee and Joseph D. Woodmansee, Members of CEDAR HEIGHTS, LLC, which is a Member of McLaughlin Road, LLC**, are the people who appeared before me and who on oath are authorized to execute the within and foregoing instrument and acknowledged them as Managers of **CEDAR HEIGHTS, LLC**, and acknowledged that they signed this instrument for the Corporation and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.



Kelly K. Miller

NOTARY PUBLIC in and for the

State of Washington

residing at: Mount VernonCommission expires: 9-9-2020

STATE OF WASHINGTON

)

) ss.

COUNTY OF SKAGIT

)

I hereby certify that I know or have satisfactory evidence that **Timothy M. Woodmansee and Paul J. Woodmansee, Members of PLLT INVESTMENTS, LLC, which is a Member of Summersun Estates, LLC**, are the people who appeared before me and who on oath are authorized to execute the within and foregoing instrument and acknowledged them as Managers of **PLLT INVESTMENTS, LLC**, and acknowledged that they signed this instrument for the Corporation and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.



Martin E. Lehr

NOTARY PUBLIC in and for the

State of Washington

residing at: La ConnerCommission expires: 2-9-23

STATE OF WASHINGTON )

) ss.

COUNTY OF SKAGIT )

I hereby certify that I know or have satisfactory evidence that **Timothy M. Woodmansee and Paul J. Woodmansee, Members of PLLT INVESTMENTS, LLC, which is a Member of McLaughlin Road, LLC**, are the people who appeared before me and who on oath are authorized to execute the within and foregoing instrument and acknowledged them as Managers of PLLT INVESTMENTS, LLC, and acknowledged that they signed this instrument for the Corporation and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.



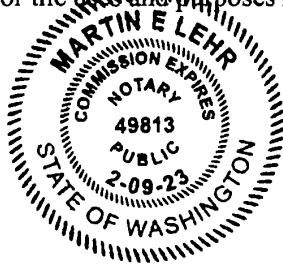
Martin E. Lehr  
 NOTARY PUBLIC in and for the  
 State of Washington  
 residing at: La Conner  
 Commission expires: 2-9-23

STATE OF WASHINGTON )

) ss.

COUNTY OF SKAGIT )

I hereby certify that I know or have satisfactory evidence that **David Lindsey, Member of DPL INVESTMENTS, LLC, which is a Member of McLaughlin Road, LLC** is the person who appeared before me and who on oath is authorized to execute the within and foregoing instrument and acknowledged him as a/the Manager of DPL INVESTMENTS, LLC, and acknowledged that he/she signed this instrument for the Corporation as his/her free and voluntary act for the uses and purposes mentioned in the instrument.



Martin E. Lehr  
 NOTARY PUBLIC in and for the  
 State of Washington  
 residing at: La Conner  
 Commission expires: 2-9-23

Exhibit "A"  
Easement Description

A non-exclusive mutually beneficial easement for ingress, egress, and utilities purposes and the maintenance thereof over, under and across a portion of Lots 9 and 10, Plat of Summersun Estates, No. 2, recorded under Skagit County Auditor's File No. 201805220059, described as follows:

BEGINNING at the Southwest corner of said Lot 10, Plat of Summersun Estates, No. 2;  
thence North 0°29'43" East along the West line of said Lot 10 and Lot 9 for a distance of 47.00 feet to a point common to Lots 8 and 9 said Plat of Summersun Estates, No. 2;  
thence South 89°30'17" East parallel with the South line of said Lot 10 for a distance of 125.31 feet, more or less, to the East line of said Lot 10;  
thence South 00°37'39" West along said East line of Lot 10 for a distance of 33.53 feet to the Southeast corner of said Lot 10, being a point on a non-tangent curve;  
thence along the arc of said curve to the left, having an initial tangent bearing of North 89°40'44" West, a radius of 109.50 feet, through a central angle of 28°32'51" an arc distance of 54.56 feet to an angle point on the South line of said Lot 10 bearing South 89°30'17" East from the POINT OF BEGINNING;  
thence North 89°30'17" West along said South line for a distance of 72.94 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



8-28-18

Exhibit "B"

