



201905150093

05/15/2019 03:25 PM Pages: 1 of 9 Fees: \$107.00
Skagit County Auditor

When recorded return to:
Michael Blane Curtis
4140 Autumn Way
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191820
MAY 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.: 620037876

CHICAGO TITLE
620037876

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 Michael Blane Curtis, an unmarried man and Leslie Elizabeth
Fox, an unmarried woman, as joint tenants with rights of survivorship

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 12, 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 the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P134214 / 6052-000-012-0000

Subject to:

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

The Grantess by signing the acceptance below, evidence their intention to acquire said premises as
joint tenants with rights of survivorship and not as tenants in common nor community property.

Accepted and Approved:

Michael Blane Curtis
Michael Blane Curtis

Leslie Elizabeth Fox
Leslie Elizabeth Fox

STATUTORY WARRANTY DEED
(continued)

Dated: April 26, 2019

Summersun Estates, LLC

BY: *Zakir H. Parpia*Zakir H. Parpia
CZZZR, LLC, ManagerState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Zakir H. Parpia 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 CZZZR, LLC, Manager, 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 23, 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)

Summersun Estates, LLC

BY: 

Joseph D. Woodmansee

JKW Investments, LLC, Member

BY: 

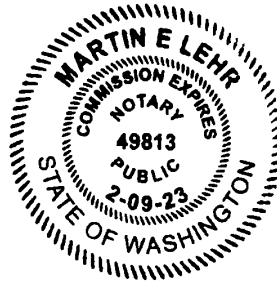
Paul Woodmansee

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 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 26, 2019Name: Martin E. LehrNotary Public in and for the State of WAResiding at: La ConnerMy 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
 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
 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

Said document is a re-recording of document recorded under recording number 8412270018 .
6. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

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

Recording Date: August 20, 1998
 Recording 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.

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 document:

Granted to: Puget Sound Energy, Inc.
 Purpose: Electric transmission and/or distribution line
 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

Said Plat is a re-recording of instrument recorded under recording number 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

EXHIBIT "A"

Exceptions
(continued)

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 above:

Imposed by: Summersun Estates Home Owners Association

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
 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,

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

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:

Recording No: 201805220059

18. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2019
Tax Account No.: P134214 / 6052-000-012-0000
Levy Code: 0933
Assessed Value-Land: \$59,400.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:
Billed: \$641.28
Paid: \$0.00
Unpaid: \$641.28

19. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$3,100,000.00
Dated: May 23, 2018
Trustor/Grantor: Summersun Estates, LLC, who acquired title as Summersun Estates LLC, a Washington Limited Liability Company
Trustee: Chicago Title Insurance Co.
Beneficiary: Peoples Bank
Recording Date: May 31, 2018
Recording No.: 201805310052
Affects: Said premises and other property

A substitution of trustee under said deed of trust which names, as the substituted trustee, the following

Trustee: Trustee Services Inc.
Recording Date: March 5, 2019

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 201903050002

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

Authentisign ID: 9925270407615463219A23A74C003F8F91

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 March 23, 2019

between Michael Blane Curtis Leslie Elizabeth Fox ("Buyer")
Buyer Buyer
 and Summersun Estates, LLC ("Seller")
Seller Seller
 concerning 4140 Autumn Way 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.

Shoni E. Fox 3/23/19
 Buyer Date
Michael Blane Curtis 3/23/19
 Buyer Date

Authentisign
Zak Parpia 03/25/2019
 3/25/2019 11:45:31 AM PDT
 Seller Date
 Authentisign
[Signature] 03/25/2019
 3/25/2019 4:02:37 PM PDT
 Seller Date
 Authentisign
Joseph Woodmansee 03/25/2019
 3/25/2019 11:31:17 AM PDT