

POOR ORIGINAL

201906060035

When recorded return to:
Norman Roth and Antoinette Vandenberg-Roth
4119 Autumn Way
Mount Vernon, WA 98273

06/06/2019 11:22 AM 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.: 620038541

CHICAGO TITLE
020038541

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 Norman Roth and Antoinette Vandenberg-Roth, a married
couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 6, 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): P134208 / 6052-000-006-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2167
JUN 06 2019

Amount Paid \$7,835.22
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 4, 2019

Summersun Estates, LLC
BY: Zakir H. Parpia
Zakir H. Parpia
CZZR, LLC, Manager

BY: _____
Joseph D. Woodmansee
JKW Investments, LLC, Member

BY: _____
Paul Woodmansee
PLLT Investments, LLC, Member

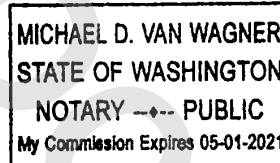
BY: _____
Timothy Woodmansee
PLLT Investments, LLC, Member

State of WASHINGTON
County of ~~SRAST~~ SNOHOMISH

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: 6-5-2019

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



STATUTORY WARRANTY DEED
(continued)

Dated: June 4, 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

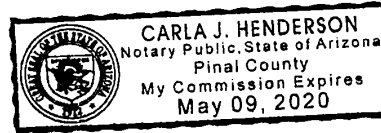
(continued)

State of ~~WASHINGTON~~^{CH} ARIZONA
County of ~~SKAGIT~~^{CH} PINAL

I certify that I know or have satisfactory evidence that Josph D. Woodmansee, ~~Paul Woodmansee~~^{CH} 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: JUNE 5, 2019

Carla J. Henderson
Name: CARLA J. HENDERSON
Notary Public in and for the State of ARIZONA
Residing at: 6983 W. Saratoga Wy, Florence, AZ
My appointment expires: MAY 09, 2020



STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that ~~Joseph D. Woodmansee~~^{PD}, 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: June 6, 2019

Kelly K Miller
Name: Kelly K Miller
Notary Public in and for the State of WA
Residing at: Mount Vernon
My appointment expires: 9-9-2020

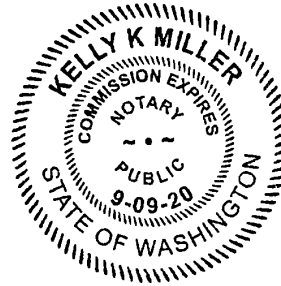


EXHIBIT "A"
Exceptions

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