

**When recorded return to:**  
Doug Shepherd and Sandra Shepherd  
434 Alissa Ln  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-969

Mar 17 2020

Amount Paid \$7109.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
020041763

Escrow No.: 620041763

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jonathan N. Lambeth and Amber R. Lambeth, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Doug Shepherd and Sandra Shepherd, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 45, Plat of Summersun Estates Phase 1 LU-07-023, recorded October 15, 2015 under  
Auditor's File No. 201510150066, and re-recorded under 201511170046, 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): P132949 / 6030-000-045-0000

Subject to:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 16, 2020

  
\_\_\_\_\_  
Jonathan N. Lambeth  
  
\_\_\_\_\_  
Amber R. Lambeth

State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that  
Jonathan N Lambeth and Amber R Lambeth  
\_\_\_\_\_  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 3-16-2020

  
\_\_\_\_\_  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2020

Notary Public  
State of Washington  
Jennifer Brazil  
Commission Expires 07/25/2020

**EXHIBIT "A"**  
Exceptions

1. Agreement to Perform including the terms, covenants and provisions thereof  
Recording Date: January 7, 1985  
Recording No.: 8501070019 being a re-recording of recording number 8412270018
2. No protest Agreement including the terms, covenants and provisions thereof  
Recording Date: July 16, 1987  
Recording No.: 8707160037
3. Reservations and recitals contained in the Deed as set forth below:  
Recording Date: August 20, 1998  
Recording No.: 9808200071
4. 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, together with necessary appurtenances  
Recording Date: June 15, 2015  
Recording No.: 201506150131
5. Quit Claim Deed Conveying Transferable Development Rights and TDR Extinguishment Document including the terms, covenants and provisions thereof  
Recording Date: September 28, 2015  
Recording No.: 201509280203
6. 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

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 24, 2019  
Recording No.: 201909240006

7. Liens and charges as set forth in the above mentioned declaration,

Payable to: Summersun Estates Home Owners Association

8. 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 instrument is a re-recording of plat recorded under recording number 201510150066.

9. 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."

10. City, county or local improvement district assessments, if any.  
11. Assessments, if any, levied by City of Mount Vernon.

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

12. Assessments, if any, levied by Summersun Estates Home Owners Association.