

When recorded return to:
Rakinder Kaur Johal
3800 Summersun Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
(COMPANY OF WASHINGTON)

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048806

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4492

Sep 30 2021

Amount Paid \$10052.00
Skagit County Treasurer
By Lena Thompson Deputy

CHICAGO TITLE CO.
620048806

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lance Tyrone McClure and Kimberly Anne McClure, 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 Rakinder Kaur Johal, a married person as her sole and
separate property and Harbans Kaur Johal, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 1, 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): P132905 / 6030-000-001-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: August 25, 2021


Lance Tyrone McClure
Kimberly Anne McClureState of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

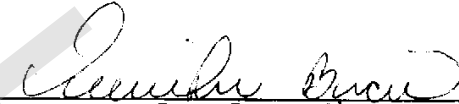
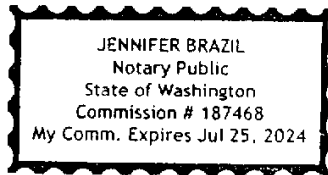
Lance Tyrone McClure and Kimberly Anne McClure
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: August 27, 2021
Name: Jennifer Brazil
Notary Public in and for the State of Washington
Residing at: Skagit County
My appointment expires: 7-25-2024

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 No. 8412270018

2. No protest Agreement including the terms, covenants and provisions thereof

Recording Date: July 16, 1987

Recording No.: 8707160037

3. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

Recorded: 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:

Recording No.: 8911300094

Recording No.: 878371

Recording No.: 8608040066

Recording No.: 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

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

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."

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, restrictions and easements 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

Modification(s) of said covenants, conditions and restrictions

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

7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

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

Imposed by: SummerSun Estates Home Owners Association
Recording Date: October 15, 2015
Recording No.: 201510150065

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 (re-recording of Recording No. 201510150066)

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Assessments, if any, levied by City of Mount Vernon.
11. City, county or local improvement district assessments, if any.