

When recorded return to:

Allen Toma and Rachel Toma
3873 SummerSun Street
Mount Vernon, WA 98273

GNW 21-11954

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric P. Kivi and Stevee L. Kivi, a married couple, 59 Northshore Drive, Palm Coast, FL 32137,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Allen Toma and Rachel Toma, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 18, Summersun Estates Phase 1 LU-07-023

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P132922

Dated: 10/20/2021

Eric P. Kivi
Eric Kivi
Stevee L. Kivi

Stevee Kivi

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4888

Oct 22 2021

Amount Paid \$10212.20
Skagit County Treasurer
By Josie Bear Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-11954-KH

Page 1 of 4

Commonwealth of Virginia, County of Hanover

STATE OF WASHINGTON
COUNTY OF SKAGIT
XXXXXX

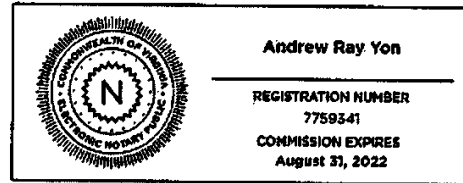
ARY

I certify that I know or have satisfactory evidence that Eric Kivi and Steven Kivi is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 20th day of October, 2021


SignatureElectronic Notary Public
Title

My appointment expires: 08/31/2022



Notarized online using audio-video communication
Executed in Hanover County, VA

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of TEXAS)

☐ City ☒ County of Brazoria)

On 10/21/2021 before me, Tamie Nichole Mason
Date Notary Name

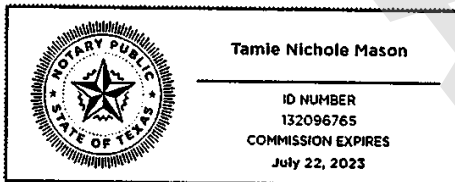
personally appeared Stevee L. Kivi
Name(s) of Signer(s)

☐ personally known to me -- OR --

☐ proved to me on the basis of the oath of _____ -- OR --
Name of Credible Witness

☒ proved to me on the basis of satisfactory evidence: driver license
Type of ID Presented

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.



WITNESS my hand and official seal.

Notary Public Signature: Tamie Nichole Mason

Notary Name: Tamie Nichole Mason

Notary Commission Number: 132096765

Notary Commission Expires: 07/22/2023

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Agreement and Escrow Instructions, Statutory Warranty Deed

Document Date: 10-21-2021 Number of Pages (w/ certificate): 15

Signer(s) Other Than Named Above: Eric P. Kivi

Capacity(ies) Claimed by Signer(s)

Signer's Name: seller

- ☐ Corporate Officer Title: _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: _____

Signer Is Representing: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Corporate Officer Title: _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: _____

Signer Is Representing: _____

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 3873 SummerSun Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P132922

Property Description:

Lot 18, Plat of Summersun Estates Phase 1 LU-07-023, recorded October 15, 2015 under Auditor's File No. 201510150066, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**Statutory Warranty Deed
LPB 10-05**

Order No.: 21-11954-KH

Page 3 of 4

EXHIBIT B

21-11954-KH

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of Summersun Estates Phase I LU-07-023 recorded October 15, 2015 as Auditor's File No. 201510150066.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

The above appears to be amended according to a plat recorded November 17, 2015 as Auditor's File No. 201511170046.

2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Summersun Estates, L.L.C., recorded October 15, 2015 as Auditor's File No. 201510150065.

The above appears to be amended according to documents recorded May 22, 2018, and September 24, 2018 as Auditor's File No. 201805220058, and 201909240006 respectively.

3. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded June 15, 2015, as Auditor's File No. 201506150131.

4. Reservations, provisions and/or exceptions contained in instrument executed by Summersun Greenhouse Co., recorded August 20, 1998 as Auditor's File No. 199808200071.

5. Agreement, affecting subject property, regarding annexation without protest and the terms and provisions thereof between Mary A. Iversen and City of Mount Vernon, recorded July 16, 1987 as Auditor's File No. 9808160037.

6. Agreement, affecting subject property, regarding performance on the land and the terms and provisions thereof between Pasquale J. Senatore, Jr., Edna Williamson, and Earl Williamson, attorney in fact for Edna Williamson and City of Mount Vernon, recorded January 7, 1985 as Auditor's File No. 8501070019.

The above is a rerecording of a document recorded December 27, 1984 as Auditor's File No. 8412270018

7. Regulatory notice/agreement regarding transferable development rights and extinguishments that may include covenants, conditions and restrictions affecting the subject property, recorded September 28, 2015 as Auditor's File No. 201509280203.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-11954-KH

Page 4 of 4