

When recorded return to:

Ruth Brooks
3867 Summersun Street
Mount Vernon, WA 98273SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241653

Aug 05 2024

Amount Paid \$9918.00

Skagit County Treasurer
By Lena Thompson DeputyChicago Title
620056838

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jean Markham, an unmarried person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ruth Brooks, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

LT 25, PLAT OF SUMMERSUN ESTATES PHASE 1 LU-07-023, REC NO. 201510150066, AND RE-REC NO. 201511170046

Full Legal:

LOT 25, 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.

Tax Parcel Number(s): P132929 / 6030-000-025-0000

Subject to: Exceptions as described on Exhibit A attached hereto and incorporated by reference herein.

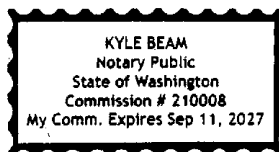
Dated 7/30/24Jean M Markham
Jean MarkhamSTATE OF Washington
COUNTY OF SkagitThis record was acknowledged before me on 7-30-24 by Jean Markham.Kyle Beam
(Signature of Notary Public)Notary Public
(Title of office)
My commission expires:
9-11-27
(Date)

EXHIBIT A**1. Agreement to Perform, and the terms and conditions 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. 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: August 20, 1998

Recording No.: 9808200071

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

Payable to: Summersun Estates Homeowners Association

5. 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

6. 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

7. 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

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 number 201510150066)

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.**10. Skagit County Right-to- manage Natural Resource Lands Disclosure and the terms and conditions thereof:**

Recording Date: March 4, 2016

Recording No.: 201603040130

13. Assessments, if any, levied by Mt Vernon.**14. City, county or local improvement district assessments, if any.**