

When recorded return to:
Crystal Marie Thompson
4137 Autumn Way
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242095

Sep 10 2024

Amount Paid \$10612.20

Skagit County Treasurer

By BELEN MARTINEZ Deputy

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226Chicago Title
620056927

Escrow No.: 245465498

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bartholomew F Marsh-Slavin and Danielle M Marsh-Slavin, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys and warrants to Crystal Marie Thompson, an unmarried person

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

LOT 7, 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): P134209, 6052-000-007-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

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, together with necessary appurtenances

Recording Date: September 23, 1977

Recording No.: 865370

Affects: Portion of said premises

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

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

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, together with necessary appurtenances

Recording Date: June 25, 1986

Recording No.: 8606250056

Affects: Portion of said premises

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: 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.

Recording No: 8911300094

Recording No: 878371

Recording No: 8608040066

Recording No: 8705280072

STATUTORY WARRANTY DEED

(continued)

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
- 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."

Ordinance No. 3314 and the terms and conditions thereof:

Recording Date: February 1, 2006

Recording No.: 200602010055

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

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

STATUTORY WARRANTY DEED

(continued)

Affects: Portion of said premises

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

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

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

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 below:

Imposed by: SummerSun Estates Home Owners Association

Recording Date: October 15, 2015

Recording No.: 201510150065

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,

STATUTORY WARRANTY DEED
(continued)

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 the Plat of Summersun Estates Phase I LU-07-023:
Recording No: 201511170046
The above mentioned Plat Map is a re-recording of Recording No. 201510150066.

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

Supplemental page K for Model home ordinance of Mount Vernon including the terms,
covenants and provisions
thereof
Recording Date: April 18, 2018
Recording No.: 201804180024

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 the Plat of Summersun Estates No. 2:
Recording No: 201805220059

Reservations and exceptions in United States Patents or in Acts authorizing the issuance
thereof; Indian treaty or aboriginal rights

STATUTORY WARRANTY DEED
(continued)Dated: 09-4-2024

Bartholomew F Marsh-Slavin
Bartholomew F Marsh-Slavin
Danielle M. Marsh-Slavin
Danielle M Marsh-Slavin

State of PennsylvaniaCounty of FayetteThis record was acknowledged before me on Sept. 4, 2024 by Bartholomew F Marsh-Slavin and Danielle M Marsh-Slavin.

Judith A. Carter
(Signature of notary public)
Notary Public in and for the State of Pennsylvania
My commission expires: 10-19-2025
JUDITH A. CARTER

Commonwealth of Pennsylvania - Notary Seal
JUDITH A CARTER - Notary Public
Fayette County
My Commission Expires October 19, 2025
Commission Number 1217884