

**When recorded return to:**  
Samuel B Everett and Margaret C. Everett  
3885 Summersun Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20253052

Sep 17 2025

Amount Paid \$10897.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620059073

**CHICAGO TITLE**

620059073

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Eugene Schubeck, III, a married man as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Samuel B Everett and Margaret C. Everett, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 17, 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): P132921 / 6030-000-017-0000

Subject to:

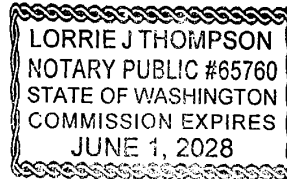
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 9/15/2025

Eugene Schubeck, III

Jennifer Hinton-Schubeck



State of Washington

County of Skagit

This record was acknowledged before me on September 16, 2025 by Eugene Schubeck, III.

Lorrie J Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028

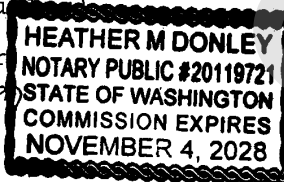
State of Washington

County of Skagit

This record was acknowledged before me on September 15, 2025 by Jennifer J Hinton-Schubeck

Heather M Donley  
(Signature of Notary Public)

Notary Public in and for  
the state of Washington  
My Appointment Expires  
11-4-2028



## 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. 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, 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

**EXHIBIT "A"**

Exceptions  
(continued)

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:

Imposed by: Summersun Estates Home Owners Association  
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 the Plat of Summersun Estates Phase I LU-07-023:

Recording No: 201511170046

Said instrument is a re-recording of plat recorded under recording no. 201510150066.

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