UNOFFICIAL DOCUMENT

201607080067
Skagit County Auditor $76.00
7/8/2016 Page 1 of 4 1:40PM

When recorded return to:
Samuel T. Mann and Fadra A. Mann
3931 Autumn Way
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.: 620027255

CHICAGO TITLE
620027255

STATUTORY WARRANTY DEED

THE GRANTOR(S) Summersun Estates LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Samuel T. Mann and Fadra A. Mann, a married couple

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

Lot 52, 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 Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P132956 / 6030-000-052-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20162871
JUL 08 2016
Amount Paid $ 6030.30
Skagit Co. Treasurer
By mem Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 22, 2016

Summersun Estates LLC, a Washington limited liability company

BY: _____
Zakir H. Parpia
CZZZR LLC, Manager

BY: _____
Joseph D. Woodmansee
JKW Investments LLC, Member

BY: _____
Paul Woodmansee
PLLT Investments LLC, Member

BY: _____
Timothy Woodmansee
PLLT Investments LLC, Member

State of WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that Zakir H. Parpia, Joseph D. Woodmansee, Paul Woodmansee, Timothy Woodmansee is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Members of Summersun Estates, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 22, 2016

_____
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

MARTIN E. LEHR
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
02-09-19

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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 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
   Auditor's 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. 8911300094, 878371, 8608040066, and
   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

   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

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EXHIBIT "A"

Exceptions
(continued)

Recording No.: 201509280203

6. 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

7. 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 201510150066)

8. City, county or local improvement district assessments, if any.

9. Assessments, if any, levied by City of Mount Vernon.

10. Assessments, if any, levied by Summersun Estates Home Owners Association.

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