202206140018
06/14/2022 09:12 AM Pages: 1 of 9 Fees: $211.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Ronald Shockey
4191 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

CHICAGO TITLE
620051702

Escrow No.: 620051702

STATUTORY WARRANTY DEED

THE GRANTOR(S) John A. Paxson and Marie E. Paxson, husband and wife

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys, and warrants to Ronald Shockey, an unmarried person

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

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

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

LT 10, PLAT OF SUMMERSUN ESTATES NO. 2

Tax Parcel Number(s): P134212 / 6052-000-010-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20222447
Jun 14 2022
Amount Paid $11120.00
Skagit County Treasurer
By Lena Thompson Deputy

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STATUTORY WARRANTY DEED
(continued)

Dated: June 1, 2022

John A. Paxson

Marie E. Paxson

State of Washington
County of Skagit
This record was acknowledged before me on June 9, 2022 by John A. Paxson and Marie E. Paxson.

Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03.01.2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P134212 / 6052-000-010-0000

LOT 10, 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.

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EXHIBIT "B"
Exceptions

1. 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

2. 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

3. 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

4. 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

5. Agreement to Perform including the terms, covenants and provisions thereof

   Recording Date: January 7, 1985
   Recording No.: 8501070019 being a re-recording of recording number 8412270018

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,

EXHIBIT "B"

Exceptions
(continued)

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

Recorded: 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 recording number 8911300094, recording number 878371, recording number 8608040066, and recording number 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.

7. Ordinance No. 3314 including the terms, covenants and provisions thereof

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EXHIBIT "B"

Exceptions
(continued)

Recording Date: February 1, 2006
Recording No.: 200602010055

8. 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

9. 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)

10. 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

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

11. 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 Homeowners Association

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EXHIBIT "B"

Exceptions
(continued)

Recording Date: October 15, 2015
Recording No.: 201510150065

12. 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
Affects: Portion of said premises

13. 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

14. 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

15. 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

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Access Easement
Recording Date: March 15, 2019

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 201905150034

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Reciprocal Easement Agreement
Recording Date: March 15, 2019
Recording No.: 201905150035

18. 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

19. 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 No. 2:

Recording No: 201805220059

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

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

22. Assessments, if any, levied by Mt Vernon.

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Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 17th 2022

between Ronald Shockey (Buyer) Buyer ("Buyer")

and John A Paxson (Seller) Marie E Paxson (Seller) ("Seller")

concerning 4191 Autumn Way (Address) Mount Vernon (City) WA (State) 98273 (Zip) (the "Property")

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

> This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.
>
> In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign
Ronald Shockey 05/17/2022
Buyer Date

Buyer Date

Authentisign
John A Paxson 05/13/2022
Seller Date

Authentisign
Marie E Paxson 05/13/2022
Seller Date