

When Recorded Return to:



200808290071
Skagit County Auditor

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Warranty Deed GUARDIAN NORTHWEST TITLE CO. 95454-1

Grantor(s): Skagit Habitat for Humanity, Inc.

Grantee(s): Alma Garibay

Legal Description (abbreviated): Lot A LaConner SP# 70-57SHPL being ptn Block 3
Syndicate Addition S36, T34N, R2 EWM

Assessor's Tax Parcel Number: 340236-4-047-0100 P126591

For and in consideration of Two Hundred Fifty Thousand Dollars (\$250,000.00), the receipt and adequacy of which are hereby acknowledged, **Skagit Habitat for Humanity, Inc.**, a Washington Non-Profit Corporation, ("Grantor") conveys and warrants to **Alma Garibay**, a single woman ("Grantee") the following described real estate, situated in the County of Skagit, State of Washington:

Lot "A" of La Conner Short Plat No. 70-57SHPL, approved on August 28, 2007 and recorded on August 29, 2007, under Skagit County Auditor's File No. 200708290105, records of Skagit County, Washington being a portion of Block 3 of Syndicate Addition, located in Section 36, Township 34 North, Range 2 EWM.

SUBJECT TO all encumbrances and defects of record.

This conveyance is made subject to the following covenants running with the land, to wit:

During such time as the property described herein is used for a purpose for which assistance under

Warranty Deed

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P. O. Box 2565
Mount Vernon, WA 98273

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711 S. First Street
Mount Vernon, WA 98273
360-336-5302 Fax 336-5616
Email Info@EWJLaw.com

the Housing Opportunity Program Extension Act of 1996, P.L. 104-120, was provided or for another purpose involving the provision of similar services or benefits, then no person having an interest in this property shall refuse service for or accommodation or other benefits to any person with respect to the property on account of the person's race, color or national origin or otherwise engage in discrimination conduct of any kind on account of a person's race color or national origin with respect to the property.

Should the Grantees or Survivor desire to sell or convey the Property, the Grantees or Survivor shall first offer the Property to Grantor, or its successor in interest, in the following manner:

The Grantees or Survivor shall serve notice in writing to **Skagit Habitat for Humanity, Inc., P. O. Box 2565, Mount Vernon, WA 98273**, or its successor in interest, by registered mail, return receipt requested. The notice shall indicate that the Grantees or Survivor have a bona fide offer for the sale of the Property, the Name and Address of the person desiring to purchase the Property, and the sales price and terms of payment for the sale. The notice shall also contain an offer to sell the Property to Grantor, or its successor in interest, upon the terms and conditions set forth in the bona fide offer. A copy of any documents evidencing such bona fide offer shall be included in the notice.

For a period of thirty (30) days after the receipt of the notice, Grantor, or its successor in interest, shall have the right to purchase the Property in accordance with the terms of the bona fide offer. If Grantor, or its successor in interest, fails to exercise the right of first refusal set forth in this covenant, the Grantees or Survivor may sell or convey the Property to the party making the bona fide offer, but only at the price and upon the terms specified in the notice.

Nothing in this covenant shall prevent a sale or conveyance of the Property at any time provided the Grantees or Survivor receive the prior written approval of Grantor or its successor in interest.

Dated as of August 25, 2008.

Skagit Habitat for Humanity, Inc.

By: Wayne Wegner, Executive Director

Alec R. McDougall
By: ~~James Duffield, President~~
Alec R. McDougall, Treasurer

2817
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 29 2008

Amount Paid \$ 4455.00
By Skagit Co. Treasurer
MF Deputy

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State of Washington)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that Wayne Wegner and ^{ALEC R. McDougall}~~James Daffield~~ appeared before me and acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Executive Director and President, respectively, of Skagit Habitat for Humanity, Inc, a Washington Non-Profit Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8-26-08



Sandha Olson
Notary Public

My appointment expires: 2-20-2011

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