

When Recorded Return to:

Jose Soto
520 Alexander St
Sedro Woolley WA 98284



200812310048
Skagit County Auditor

12/31/2008 Page

1 of

3 10:27AM

Warranty Deed

96123-1
GUARDIAN NORTHWEST TITLE CO

Grantor(s):

Skagit Habitat for Humanity, Inc.

Grantee(s):

Jose & Araceli Soto

Legal Description (abbreviated):

PARCEL B OF BOUNDARY LINE
ADJUSTMENT SURVEY RECORDED UNDER
AF#200708230122 AKA 14 AND EAST 1/2 OF
LOT 15, BLOCK 27, PLAT OF TWON OF
SEDRO, AS PER PLAT RECORDED VOLUME 1
OF PLATS, PAGE 17.

Assessor's Tax Parcel Number:

4149-027-015-010 P126573

For and in consideration of, the receipt and adequacy of which are hereby acknowledged, **Skagit Habitat for Humanity, Inc.**, a Washington Non-Profit Corporation, ("Grantor") conveys and warrants to **Jose & Araceli Soto**, a married couple ("Grantee") the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL B OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED
UNDER AF#200708230122 AKA 14 AND EAST 1/2 OF LOT 15, BLOCK 27,
PLAT OF TWON OF SEDRO, AS PER PLAT RECORDED VOLUME 1 OF
PLATS, PAGE 17.

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 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 December 30 2008.

Skagit Habitat for Humanity, Inc.

By: Wayne Wegner, Executive Director

By: James E. Duffield, President

Warranty Deed

Page 2

4150
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 31 2008

Amount Paid \$ 3760.80
By Skagit Co. Treasurer Deputy
WF



200812310048
Skagit County Auditor

12/31/2008 Page

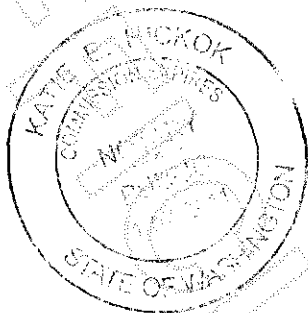
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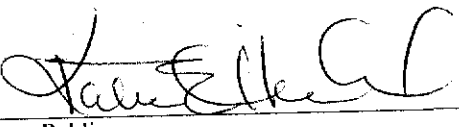
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State of Washington)
) ss.
County of Skagit)

We certify that We know or have satisfactory evidence that Wayne Wegner and James Duffield 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: 12-30-08





Notary Public
My appointment expires: 1-7-11

Warranty Deed

Page 3



200812310048

Skagit County Auditor

12/31/2008 Page

3 of

3 10:27AM