



201002110049

Skagit County Auditor

2/11/2010 Page

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3 1:23PM

WHEN RECORDED RETURN TO
STEVEN M. SCRUGGS
3006 100TH AVE NE
BELLEVUE, WA 98004

CHICAGO TITLE CO.

020008131



CHICAGO TITLE INSURANCE COMPANY

5126197

STATUTORY WARRANTY DEED

THE GRANTOR(S)

KNORR HOMES LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 50% INTEREST; AND Z & D LLC, A WASHINGTON LIMITED COMPANY, AS TO AN UNDIVIDED 50% INTEREST

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

STEVEN M. SCRUGGS AND CYNTHIA W. SCRUGGS, HUSBAND AND WIFE

the following described real estate situated in the County of SKAGIT

State of Washington:

UNIT A-113, PADILLA HEIGHTS SUITES, A CONDOMINIUM, AS PER SURVEY MAP AND SET OF PLANS RECORDED ON MAY 9, 2008 UNDER AUDITOR'S FILE NO. 200805090148 AND AS DESCRIBED IN THAT CERTAIN CONDOMINIUM DECLARATION RECORDED ON MAY 9, 2008 UNDER AUDITOR'S FILE NO. 200805090149, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

343
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 11 2010

Amount Paid \$ 2141.00
Skagit Co. Treasurer:
By Deputy

Abbreviated Legal: UNIT A-113, PADILLA HEIGHTS SUITES, A CONDOMINIUM

Tax Account Number(s):

4957-001-113-0000 1P1276008

Dated: FEBRUARY 9, 2010

KNORR HOMES LLC, A WASHINGTON LIMITED
LIABILITY COMPANY

Z & D II LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: EDWARD G. KNORR, MEMBER

BY: ZVI ANTHONY PECHTHALT, MANAGING MEMBER

LPB10/KLC/052006

STATE OF WASHINGTON
COUNTY OF Skagit

SS

ON THE 9th DAY OF February, 2010 BEFORE ME, THE
UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED EDWARD G. KNORR TO ME
KNOWN TO BE THE MEMBER OF KNORR HOMES LLC, WASHINGTON LIMITED LIABILITY
COMPANY AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND
VOLUNTARY ACT AND DEED OF SAID GENERAL PARTNER(S) FOR THE USES AND
PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS/WERE
AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF SAID
PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST
ABOVE WRITTEN.

Cheryl A. Teusman
PRINTED NAME: Cheryl A. Teusman
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Mount Vernon MY COMMISSION EXPIRES ON
5/14/11

STATE OF WASHINGTON
COUNTY OF Skagit

SS

ON THE 9th DAY OF February, 2010 BEFORE ME, THE
UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED ZWI ANTHONY PECHTHALT
AND TO ME KNOWN TO BE THE MANAGING MEMBER OF Z & D II LLC, A WASHINGTON
LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE
THE FREE AND VOLUNTARY ACT AND DEED OF SAID GENERAL PARTNER(S) FOR THE
USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE
WAS/WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF SAID
PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST
ABOVE WRITTEN.

Cheryl A. Teusman
PRINTED NAME: Cheryl A. Teusman
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Mount Vernon MY COMMISSION EXPIRES ON
5/14/11

NOTARY/RDA/092100



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 5126197

The land referred to is situated in the State of Washington, County of SKAGIT, and is described as follows:

Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 23, 1954
Auditor's No(s): 505535, records of Skagit County, Washington
In favor of: Trans Mountain Pipeline Corp
For: Pipeline

Terms, conditions, and restrictions of that instrument entitled Title Notification -
Development Activities On or Adjacent to Designated Natural Resource Lands;
Auditor's No(s): 200706050033, records of Skagit County, Washington

Any Matters arising from the location of a fence along the Easterly boundary of said
condominium as delineated on a Survey;
Recorded: June 5, 2007
Auditor's File No.: 200706050037, records of Skagit County, Washington

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 20, 2007
Auditor's No(s): 200708200175, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary
appurtenances

Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and
Development Services Lot of Record Certification;
Auditor's No(s): 200708220102, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Aerobic Treatment Unit
Service Agreement;
Auditor's No(s): 200711290001, records of Skagit County, Washington

Notes on the face of Survey Map and Plans of Padilla Heights Suites, a Condominium.

Terms, covenants, conditions, easements, and restrictions And liability for assessments
contained in Declaration of Condominium, but omitting any covenant or restrictions, if
any, 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 law;

Recorded: May 9, 2008
Auditor's No.: 200805090148, records of Skagit County, Washington

Assessments, if any, levied by Padilla Heights Suites Association.

EXLEGALE/RDA/0899



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