

**When Recorded Return to:**

Skagit Habitat for Humanity  
P.O. Box 2565  
Mount Vernon, WA 98273



201102010155

Skagit County Auditor

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**Warranty Deed**

101214-1  
GUARDIAN NORTHWEST TITLE CO.

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

**Grantee(s):** Jose Avalos and Denisa Avalos

**Assessor's Tax Parcel Number:** 4987-000-002-0000 P128640

For and in consideration of \$190,000.00, the receipt and adequacy of which are hereby acknowledged, **Skagit Habitat for Humanity, Inc.**, a Washington Non-Profit Corporation, ("Grantor") conveys and warrants to **Jose Avalos and Denisa Avalos**, husband and wife, ("Grantee") the following described real estate, situated in the County of Skagit, State of Washington:

Lot 4, "PLAT OF HABITAT VILLAGE SEDRO-WOLLEY WASHINGTON LP-8-08", approved June 24, 2009 and recorded July 9, 2009 as Auditor's File No. 200907090068, a re-recording of Auditor's File No. 200907020125, TOGETHER WITH a non-exclusive Easement for ingress, egress, utilities, drainage facilities and emergency vehicles over, across and under those portions of Lot delineated on the face of the plat.

Subject to Paragraphs A, B, C, D, E and F on Schedule "B-1" of Guardian Northwest Title Company's Commitment dated December 17, 2010 under its Order No. 101219

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

293

FEB 01 2011

Amount Paid \$ 3387.<sup>00</sup>  
By *[Signature]* Skagit Co. Treasurer  
Deputy

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:

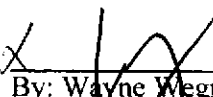
The Grantees or Survivor shall serve notice in writing to **Skagit Habitat for Humanity, Inc., P. O. Box 2565, Mount Vernon, WA 98273**, or its successor in interest, by registered mail, return receipt requested. The notice shall indicate that the Grantees or Survivor have a bona fide offer for the sale 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 February 1st 2011.

Skagit Habitat for Humanity, Inc.

  
By: Wayne Wegner, Executive Director

  
By: John Milnor, President

Warranty Deed

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