

When Recorded Return to: Skagit Habitat for Humanity

Po Box 2565  
Mount Vernon WA 98273



201204300251

Skagit County Auditor

4/30/2012 Page

1 of

3 4:28PM

## Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

**Grantor(s):**

Skagit Habitat for Humanity, Inc.

103567

**Grantee(s):**

Wendie Granberg

**Assessor's Tax Parcel Number:**

4987-000-003-0000 P128639

For and in consideration of, \$165,846.03 the receipt and adequacy of which are hereby acknowledged, **Skagit Habitat for Humanity, Inc.**, a Washington Non-Profit Corporation, ("Grantor") conveys and warrants to **Wendie Granberg**, a single woman ("Grantee") the following described real estate, situated in the County of Skagit, State of Washington:

**Lot 3 OF HABITAT VILLAGE RECORDED UNDER AMENDED AF# 200907090068 OF AF#200907020125, BEING A PORTION OF NW ¼ OF SEC 19, TWP 35 N, RGE 5 QTR 2. Lot 3 "PLAT OF HABITAT VILLAGE SEDRO-WOOLLEY WASHINGTON LP-8-08", as per plat approved June 24, 2009 and recorded July 9, 2009 as Skagit County Auditor's File No. 200907090068, a rerecording of Auditor's File No. 200907020125. TOGETHER WITH, A non-exclusive Easement for ingress, egress, utilities and drainage facilities and emergency vehicles over, across and under those portions of Lot 4 delineated on the face of the plat. 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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20121220

APR 30 2012

Amount Paid \$ 2968.24  
Skagit Co. Treasurer  
By *Grant* Deputy

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.

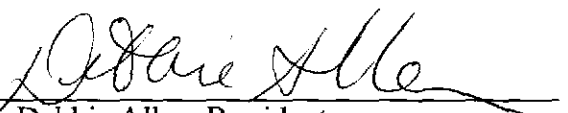
Nothing in this covenant shall prevent a sale or conveyance of the Property at any time provided the Grantees or Survivor receive the prior written approval of Grantor or its successor in interest.

Subject to matters set forth on Schedule "B-1" attached hereto.

Dated as of April 27, 2012.

Skagit Habitat for Humanity, Inc.

  
By: ~~Teresa Pugh, Executive Director~~  
John Milnor, Secretary

  
By: Debbie Allen, President



State of Washington)

) ss.

County of Skagit )

I/we certify that I/we know or have satisfactory evidence that <sup>John Milner</sup>~~Teresa Pugh~~ and Debbie Allen 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~~<sup>Secretary</sup> 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: 4/27/2012

Julie Rosario  
Notary Public  
My appointment expires: 7/22/2013

