

RECORDING REQUESTED BY AND

AFTER RECORDING RETURN TO:

Jubilee 2012, LLC

9881 DISTRICT LINE ROAD

BURLINGTON, WA 98233

Attn: DR. PAUL CREELMAN

AND TITLE OF SKAGIT COUNTY

141471-SE PTH SWSE 7-33-4 E Wm



201205010081

Skagit County Auditor

5/1/2012 Page

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4

4:03PM

SPECIAL WARRANTY DEED

GRANTOR, **ABACUS CONSULTING, N.W., INC.**, a Washington Corporation, solely in its capacity as general Receiver for DANIEL SILVA and ALICIA SILVA appointed by the Skagit County Superior Court on January 15, 2012 in Case No. 12-2-00157-2, for and in consideration of good and valuable consideration, in hand paid, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto GRANTEE, **JUBILEE 2012, LLC**, a Washington limited liability company, that certain real property situated in the County of Skagit, State of Washington, legally described on Exhibit A attached hereto and made a part hereof.

This Deed is made expressly subject to the items set forth on Exhibit B attached hereto and made a part hereof.

DATED as of the 27TH day of April, 2012.

GRANTOR:

ABACUS CONSULTING, N.W., INC.

a Washington corporation, as Receiver


By: 

Its: President - STEVEN M. FRIED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121238

MAY 01 2012

Amount Paid \$0
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Steven M. Fried is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of Abacus Consulting, N.W., Inc., a Washington corporation, acting solely in its capacity as Receiver, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: MAY 1, 2012



Karen Ashley
(Signature)

KAREN ASHLEY
(Please print name legibly)

NOTARY PUBLIC in and for the State of Washington,
residing at SEDRO-WOOLLEY

My commission expires 9/11/2014



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Skagit County Auditor

EXHIBIT A
TO
SPECIAL WARRANTY DEED

Legal Description of Property

The following described real estate located in Skagit County, Washington, legally described as follows:

THE WEST 142.00 FEET OF THE SOUTH 154 FEET OF THE
SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 7,
TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., EXCEPT THE
COUNTY ROAD ALONG THE SOUTH SIDE THEREOF
KNOWN AS JOHNSON ROAD; AND EXCEPT RIGHT OF
WAY FOR DRAINAGE DISTRICT NO. 17 AS ACQUIRED BY
LAW UNDER SKAGIT COUNTY COURT CASE 17539.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS,
AND AGREEMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

The Property or its address is commonly known as 18527 Peter Johnson Road, Mount Vernon, Skagit County, WA 98273. The Property Identification Number is 16483 and the Geo Parcel Identification Number is 330407-4-005-0007.



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EXHIBIT B

TO

SPECIAL WARRANTY DEED

This Special Warranty Deed is executed by Abacus Consulting, N.W., Inc., solely in its capacity as general Receiver for DANIEL SILVA and ALICIA SILVA appointed by the Skagit County Superior Court (the "Court") on January 15, 2012 in Case No. 12-2-00157-2.

This Special Warranty Deed is executed by Abacus Consulting, N.W., Inc., solely in its capacity as general Receiver, pursuant to that certain Order Granting Receiver's Motion for Order Authorizing: 1) Sale of Assets; 2) Distribution of Sales Proceeds; and 3) Abandonment of Assets, entered on the Court's docket on April 27, 2012.

Pursuant to the foregoing Court Order and RCW 7.60.260, the real property legally described herein is sold free and clear of liens and of all rights of redemption, with all security interests and other liens encumbering the property transferring and attaching to the proceeds of the sale, net of reasonable expenses incurred in the disposition of the property, in the same order, priority and validity as the liens had with respect to the property immediately before the conveyance.



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