

When recorded return to:
Jack L. Scruggs and Jean F. Scruggs
80 E. Fairway Lane
Union, WA 98592



201207240027
Skagit County Auditor

7/24/2012 Page 1 of 3 10:29AM

Recorded at the request of:

File Number: A104081

Statutory Warranty Deed

A104081-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Edward Knorr, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jack L. Scruggs and Jean F. Scruggs, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal:

Unit A-112, "PADILLA HEIGHTS SUITES, A CONDOMINIUM"

Tax Parcel Number(s): P127607, 4957-001-112-0000

Unit A-112, "PADILLA HEIGHTS SUITES, A CONDOMINIUM", according to the Declaration thereof, recorded May 9, 2008 under Auditor's File No. 200805090149 and Survey Map and Plans thereof, recorded May 9, 2008 under Auditor's File No. 200805090148; being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 34 North, Range 2 East, W.M..

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 7/19/2012


Edward Knorr

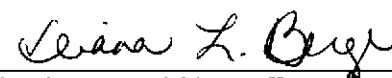
20120727
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 24 2012
Amount Paid \$ 1081.90
Skagit Co. Treasurer
By NF Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Edward Knorr, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: July 20, 2012


Printed Name: ~~Vicki L. Hoffman~~ Diana L. Borge
Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/28/2013 10/28/2012

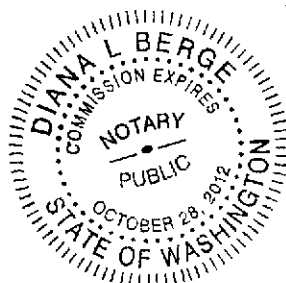


EXHIBIT A

A. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Knorr Homes Inc.
Recorded: June 5, 2007
Auditor's No.: 200706050033
Regarding: Development Activities on or Adjacent to Designated Natural Resource Lands

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: June 5, 2007
Auditor's No.: 200706050037
Affects: Subject property

Said matters include but are not limited to the following:

1. Fence line and building locations

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: August 20, 2007
Auditor's No.: 200708200175
Affects: Portion of subject property

D. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: August 22, 2007
Auditor's No.: 200708220102



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E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Ed Knorr, Knorr Homes LLC
Recorded: November 29, 2007
Auditor's No.: 200711290001
Regarding: Aerobic Treatment Unit Service Agreement

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

F. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Padilla Heights Suites, a Condominium
Recorded: May 9, 2008
Auditor's No.: 200805090148

G. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: Not disclosed
Recorded: May 9, 2008
Auditor's No.: 200805090149
Executed By: Knorr Homes, LLC and Z & D II, LLC

H. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.



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