

When Recorded Return to:
Skagit Habitat for Humanity
1022 Riverside Drive
Mt Vernon, WA 98273



Skagit County Auditor
5/7/2013 Page

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3 3:50PM

\$74.00

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131671

MAY 07 2013

Amount Paid \$2,283.40
Skagit Co. Treasurer
By *nam* Deputy

GUARDIAN NORTHWEST TITLE CO.

105724-1

WARRANTY DEED

Grantor: Skagit Habitat for Humanity

Grantee: Salvio Hernandez-Santos & Victoria Morales de Hernandez

FOR AND IN CONSIDERATION of One hundred and twenty eight thousand dollars, U.S. (\$128,000.00), the receipt and adequacy of which are hereby acknowledged, the Grantor, **Skagit Habitat for Humanity**, a Washington Non-Profit Corporation, having its principal offices at 1022 Riverside Drive Mt Vernon, WA 98273, does hereby convey and warrant to Salvio Hernandez-Santos and Victoria Morales de Hernandez, husband and wife, Grantee, their heirs, successors and/or assigns forever,

THE STRUCTURE AND ALL OF THE IMPROVEMENTS ONLY, as presently erected on the premises described as follows:

Situate in the County of Skagit, State of Washington:

UNIT D (SOUTH HALF) OF SOUTHFIELD P.U.R.D. AND BSP, AF#200907240089 AKA THAT PORTION OF SOUTHFIELD P.U.R.D. SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHFIELD P.U.R.D.; THENCE SOUTH 29 DEGREES 56' 00" WEST ALONG THE EAST LINE OF SAID SOUTHFIELD P.U.R.D. A DISTANCE OF 404.08 FEET; THENCE NORTH 60 DEGREES 04' 00" WEST A DISTANCE OF 129.28 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 04 DEGREES 50' 44" WEST, A DISTANCE OF 25.99 FEET; THENCE NORTH 85 DEGREES 09' 16" WEST, A DISTANCE OF 52.70 FEET; THENCE NORTH 04 DEGREES 50' 44" EAST, A DISTANCE OF 25.99 FEET; THENCE SOUTH 85 DEGREES 09' 16" EAST, A DISTANCE OF 52.70 FEET TO THE TRUE POINT OF BEGINNING. Skagit County Tax Parcel No. P128676

and **not including** fee title to the underlying real property. The structure and all such improvements are and shall remain attached to the real property. Further, also, specifically **included** in this conveyance are any personal property items or fixtures that are attached to the subject structure and improvements as the date of this deed.

It is the intention of the parties that the real property underlying the structure and improvements conveyed herein be vested and remain vested in Home Trust of Skagit and that this warranty deed convey only such structure and improvements as exist on the subject premises as the date of this deed.

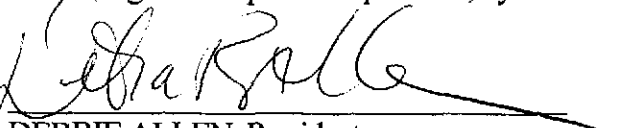
SUBJECT TO: Restrictions, reservations and easements of record, including those shown on Schedule "B-1" of Guardian Northwest Title Company title commitment number 105729.

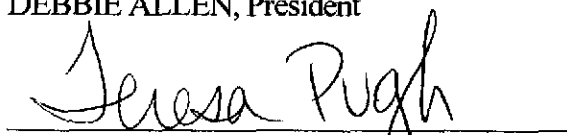
During such time as the improvement described herein is used for a purpose for which assistance under the Housing Opportunity Program Extension Act of 1996, P.L. 104-120, was provided or for another purpose involving the provision of similar services or benefits, no person having an interest in this improvement shall refuse service for or accommodation or other benefits to any person with respect to the improvement 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 improvement.

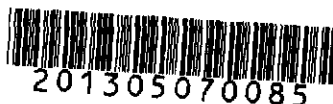
Should the Grantee (or his/her successors) desire to sell, convey or transfer his/her interest in the subject structure and improvements, he/she may do so only to an Income-Qualified Person as defined or as explicitly permitted by the provisions of Article 10 of Ground Lease Agreement attached to the real property underlying the building and improvements conveyed herein. The Grantee (his/her successors) shall service notice in writing to Skagit Habitat for Humanity 1022 Riverside Drive, Mt Vernon, WA 98273, or its successor in interest by first class certified mail, return receipt requested. Any attempted transfer without following the procedures set forth, except in the case of a transfer to a Permitted Mortgagee in lieu of foreclosure, shall be null and void. It is the understanding of the parties that the terms of the referenced Ground Lease, and in particular of that of Article 10, are intended to preserve the affordability of the improvements for lower income households and expand opportunity for homeownership for such households.

Dated this 6th day of May 2013

SKAGIT HUMANITY FOR HUMANITY,
a Washington non-profit corporation, by


DEBBIE ALLEN, President


TERESA PUGH, Executive Director



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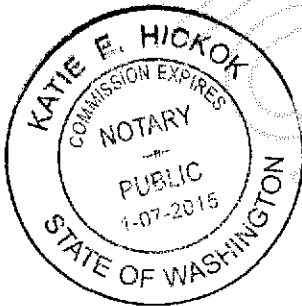
\$74.00
3 3:50PM

STATE OF
WASHINGTON
COUNTY OF SKAGIT

SS.

I certify that I know or have satisfactory evidence that DEBBIE ALLEN is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the PRESIDENT of SKAGIT HABITAT FOR HUMANITY to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 6th day of ^{May}~~April~~, 2013.



Printed Name

Katie E Hickok

NOTARY PUBLIC in and for the State of
Washington

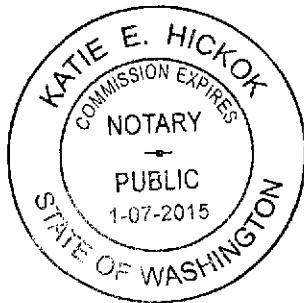
My Commission Expires 1-7-15

STATE OF
WASHINGTON
COUNTY OF SKAGIT

SS.

I certify that I know or have satisfactory evidence that Teresa Pugh is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Executive Director of SKAGIT HABITAT FOR HUMANITY to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 6th day of ^{May}~~April~~, 2013.



Printed Name

Katie E Hickok

NOTARY PUBLIC in and for the State of
Washington

My Commission Expires 1-7-15



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