



201312050033

Skagit County Auditor

\$125.00

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Document Title:Reference Number:Grantor(s):

1. Z and D Properties III LLC

☐ additional grantor names on page \_\_\_\_

2. Z and D II, LLC

Grantee(s):

1. Sianna K Rad

☐ additional grantee names on page \_\_\_\_

2.

Abbreviated legal description:☐ full legal on page(s) \_\_\_\_

Unit(s): A-105 Condo: Padilla Heights Suites, A condominium

Assessor Parcel / Tax ID Number:☐ additional tax parcel number(s) on page \_\_\_\_

P127600/4957-001-105-0000

I, Sydney Clark, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$72.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Sydney Clark

Dated

12/5/2013

When recorded return to:

Siamak Rad  
PO Box 14011  
Mill Creek, WA 98082

Filed for Record at Request of:  
North Sound Escrow, LLC  
Escrow Number: 113406-SB

### Statutory Warranty Deed

Grantors: Z and D Properties III LLC and Z&D II, LLC  
Grantee: Siamak Rad

CHICAGO TITLE  
620020440

THE GRANTORS Z&D II, LLC, a Washington limited liability company, as to an undivided 50% interest and Z&D Properties III, LLC, a Washington limited liability company as to an undivided 50% interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Siamak Rad, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Unit(S): A-105 Condo: PADILLA HEIGHTS SUITES, A CONDOMINIUM

Tax Parcel Number(s): P127600/4957-001-105-0000

Unit A-105, PADILLA HEIGHTS SUITES, A CONDOMINIUM, as per Survey Map and Set of Plans recorded on May 9, 2008 under Auditor's File No. 200805090148 and as described in that certain Condominium Declaration recorded on May 9, 2008 under Auditor's File No. 200805090149, records of Skagit County, Washington.  
Situated in Skagit County, Washington.  
Subject to: Covenants, conditions and restrictions of record, as attached hereto

Dated November 22, 2013

Z and D Properties III LLC


X   
By: Zwi Anthony Pechthalt, Manager

X   
By: Diana Pechthalt, Manager

Z&D II, LLC

X   
By: Zwi Anthony Pechthalt, Manager

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20134827  
DEC 05 2013

Amount Paid \$ 1,722.70  
Skagit Co. Treasurer  
By  Deputy

NOTARY JURATS ATTACHED ON PAGE 2

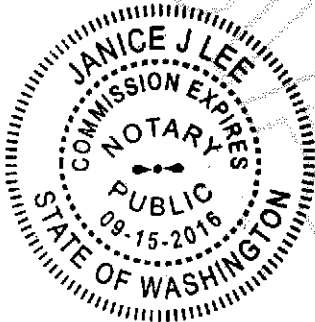


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STATE OF Washington  
COUNTY OF Whatcom } SS:

I certify that I know or have satisfactory evidence that Zwi Anthony Pechthalt  
and Diana Pechthalt is/are the person(s) who appeared before  
me, and said person(s) acknowledge that they signed this instrument, on oath stated they  
is/are authorized to execute the instrument and acknowledge that as the  
Managers of Z&D Properties III, LLC  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11/25/13

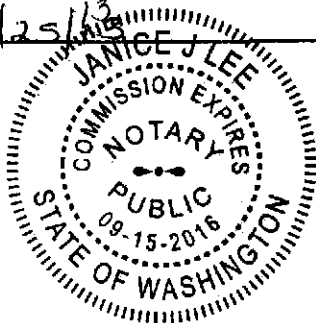


Janice J Lee, Notary  
Notary Public in and for the State of Washington  
Residing at Bellingham, WA  
My appointment expires: 9/15/16

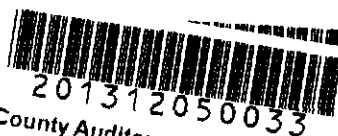
STATE OF Washington  
COUNTY OF Whatcom } SS:

I certify that I know or have satisfactory evidence that Zwi  
Anthony Pechthalt is/are the person(s) who appeared before  
me, and said person(s) acknowledge that he signed this instrument, on oath stated he  
is/are authorized to execute the instrument and acknowledge that as the  
Manager of Z&D II, LLC  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11/25/13



Janice J Lee, Notary  
Notary Public in and for the State of Washington  
Residing at Bellingham, WA  
My appointment expires: 9/15/16



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LPB

ACCEPTED AND APPROVED  
AS TO FORM AND CONTENT

CHICAGO TITLE COMPANY

COMMITMENT NO. 620020440

**SCHEDULE B**  
(continued)

**SPECIAL EXCEPTIONS**

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: August 23, 1954  
Auditor's No(s): 505535, records of Skagit County, Washington  
In favor of: Trans Mountain Pipeline Corp.  
For: Pipeline
  2. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands;  
Auditor's No(s): 200706050033, records of Skagit County, Washington
  3. Any Matters arising from the location of a fence along the Easterly boundary of said condominium as delineated on a Survey;  
Recorded: June 5, 2007  
Auditor's File No.: 200706050037, records of Skagit County, Washington
  4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 20, 2007  
Auditor's No(s): 200708200175, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
  5. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services Lot of Record Certification;  
Auditor's No(s): 200708220102, records of Skagit County, Washington
  6. Terms, conditions, and restrictions of that instrument entitled Aerobic Treatment Unit Service Agreement;  
Auditor's No(s): 200711290001, records of Skagit County, Washington
  7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PADILLA HEIGHTS SUITES, A CONDOMINIUM;  
  
Recording No: 200805090148
  8. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: May 9, 2008  
Auditor's No.: 200805090149, records of Skagit County, Washington
- 
9. Terms and conditions of Non-Merger Quit Claim Deed in Lieu of Foreclosure  
  
Recording Date: September 8, 2011  
Recording No.: 201109080012
  10. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.



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