

When recorded return to:

Mark E. Hodges, Managing Member
833 N Waugh Road
Mount Vernon, WA 98273



Skagit County Auditor
12/9/2013 Page

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2

\$73.00

3:22PM

Filed for Record at Request of
Attorney's Title Of Washington, Inc.
Escrow Number: TC1-37024

LAND TITLE OF SKAGIT COUNTY

145907-0

Statutory Warranty Deed

THE GRANTORS Eric E. Wendt and Amanda J. Wendt, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Real Trust IRA Alternatives, LLC FBO Megan Anderson IRA the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 15, Ptn Lot 16, Sauk Mtn. View Estates South.

AS ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE INCORPORATED HEREIN Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price of greater than \$(195,840.00) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee

Tax Parcel Number(s): 4819-000-015-0000

P120674

Dated November 20, 2013

Eric E. Wendt

Amanda J. Wendt

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134909

DEC 09 2013

Amount Paid \$ 2,909.96
Skagit Co. Treasurer
MAM Deputy

STATE OF Maryland
COUNTY OF St. Mary's } SS:

I certify that I know or have satisfactory evidence that Eric E. Wendt and Amanda J. Wendt is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/23/2013

Notary Public in and for the State of

~~Washington~~ Maryland
Residing at 23415 Three Notch Rd. Suite 2005 Cal. Georgia
My appointment expires: 7/12/2016



EXHIBIT A

Lot 15, "SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT," recorded on June 9, 2003, under Auditor's File No. 200306090032, records of Skagit County, Washington.

EXCEPT the Northeasterly 2.5 feet.

TOGETHER WITH the Northeasterly 2.5 feet of Lot 16, "SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT," recorded on June 9, 2003, under Auditor's File No. 200306090032, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

SUBJECT TO:

Municipal assessments and impact fees, if any, levied by the City of Sedro-Woolley.

Assessments, if any, due and owing Sauk Mountain View Estates, South Homeowners' Association.

Assessments, if any, for sanitary sewer hook-up fee as disclosed by Ordinance No. 1427-02 and Chapter 13.08 of Sedro-Woolley Municipal Code.

Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.



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