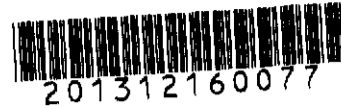


When recorded return to:

Megan Anderson
RealTrust IRA Alternatives LLC
833 North Waugh Road
Mount Vernon, WA 98237



Skagit County Auditor
12/16/2013 Page

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2 2:19PM

\$73.00

Filed for Record at Request of
Pro Escrow, Inc.
Escrow Number: E13-7113KRM

GUARDIAN NORTHWEST TITLE CO.
Statutory Warranty Deed

106438-1

THE GRANTOR Angela J. Evans, an unmarried individual^{*} for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RealTrust IRA Alternatives, LLC, FBO Megan Anderson IRA, an undivided 49% interest and Megan Anderson, an unmarried individual 51% interest the following described real estate, situated in the County of Skagit, State of Washington * Formally Known as Angela J. Forrest

Abbreviated Legal:
LOT 13, SAUK MOUNTAIN VIEW ESTATES SOUTH PRD, PHASE 2

Tax Parcel Number(s): 4830-000-013-0000 (P121317), 4830-000-999-0100 (P121330)

SEE EXHIBIT "A" HERETO ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND CONDITIONS RECORDED WITH AND ON THE FACE OF SAID PLAT. ALSO AMENDMENTS IF ANY, ALL AS SHOWN IN TITLE ORDER NUMBER 106438 ISSUED BY Guardian Northwest Title.

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 greater than \$ (120% of the short sale price) until 90 days from the date of this deed. These restrictions shall run with the land are not personal to the Grantee.

Dated December 12, 2013

Angela J. Evans

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20135007

DEC 16 2013

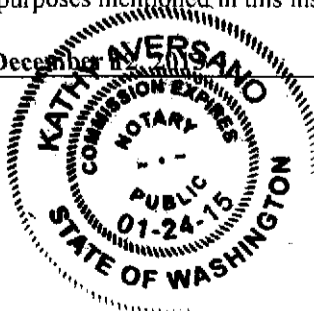
Amount Paid \$ 2,475.64
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF SNOHOMISH } SS:

I certify that I know or have satisfactory evidence that Angela J. Evans

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: December 12, 2013



Kathy Aversano
Notary Public in and for the State of Washington
Residing at Mukilteo
My appointment expires: 1-24-15

EXHIBIT "A"

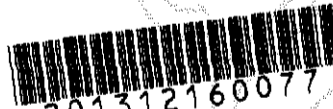
LEGAL DESCRIPTION

Parcel "A":

Lot 13, "SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT, PHASE 2", recorded on January 29, 2004, under Auditor's File No. 200401290101, records of Skagit County, Washington.

Parcel "B":

An undivided 50% interest in Tract B, "SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT, PHASE 2," according to the plat thereof, recorded January 29, 2004, under Auditor's File No. 200401290101, records of Skagit County, Washington.



201312160077

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