

When recorded return to:

Mr. Doug Fix  
12454 Gwen Drive, Unit 9  
Burlington, WA 98233



Skagit County Auditor \$73.00  
2/21/2014 Page 1 of 2 3:32PM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 148601-OE ✓

Grantor: Padilla Heights Properties, LLC  
Grantee: Doug Fix

### Statutory Warranty Deed

LAND TITLE OF SKAGIT COUNTY

THE GRANTOR PADILLA HEIGHTS PROPERTIES, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DOUG FIX, a single person the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 2, Replat Of Assessor's Plat Of Ashlund Add., Div. #1

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 4212-00-002-0004, P78305

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 148601-OE.

Dated February 5, 2014

Padilla Heights Properties, LLC

Michael J. Spink  
By: Michael J. Spink, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2014 560  
FEB 21 2014

Amount Paid \$ 1,696.00  
Skagit Co. Treasurer  
By John Deputy

STATE OF Washington  
County of Skagit

}  
} SS:

I certify that I know or have satisfactory evidence Michael J. Spink

the person who appeared before  
me, and said person acknowledged that he signed this instrument, on oath stated He is  
authorized to execute the instrument and is Managing Member  
of Padilla Heights Properties, LLC, a Washington limited\*  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.  
\*liability company

Dated: February 2014



Karen Ashley  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2014

## EXHIBIT A

Lot 2, "REPLAT OF ASSESSOR'S PLAT OF ASHLAND ADDITION, DIVISION NUMBER 1", as per plat recorded in Volume 13 of Plats, page 1, records of Skagit County, Washington, being a replat of that certain plat recorded in Volume 10 of Plats, page 44, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



201402210125

Skagit County Auditor

\$73.00

2/21/2014 Page

2 of

2

3:32PM