

When recorded return to:
John Schultz
5920 114th Avenue NE
Kirkland, WA 98033



Skagit County Auditor \$74.00
4/4/2014 Page 1 of 3 10:30AM

Recorded at the request of:

File Number: 106607

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Sofie Bleu Holdings L.L.C., an Arizona Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John Schultz, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

106607

Abbreviated Legal:

Unit 4, Roosevelt Business Center Condominium

Tax Parcel Number(s): P106644, 4642-000-004-0003

Unit 4, "ROOSEVELT BUSINESS CENTER CONDOMINIUM," according to Declaration thereof recorded under Auditor's File No. 9501170108 and Survey Map and Plans thereof recorded in Volume 16 of Plats, pages 15 and 16, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 3/21/2014

Sofie Bleu Holdings L.L.C.

By: Kelly M. Cameron, Member

Lori Cameron

By: Lorraine A. Cameron, Member

By: Michael J. Cameron, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 1069
APR 04 2014

Amount Paid \$ 2692.80
Skagit Co. Treasurer
By: [Signature] Deputy

STATE OF Arizona }
COUNTY OF Maricopa } SS:

I certify that I know or have satisfactory evidence that Kelly M. Cameron, Lorraine A. Cameron and Michael J. Cameron are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Members of Sofie Bleu Holdings L.L.C. to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4.1.14

Notary Public in and for the State of Arizona

Residing at 6001 N 24th St Phoenix AZ

My appointment expires: 10.15.16

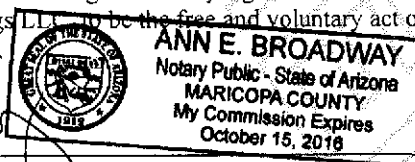


EXHIBIT A

EXCEPTIONS:

A. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: March 23, 1977
Recorded: May 19, 1978
Auditor's No.: 879820
Executed By: Parker J. Buck and Ruby A. Potter

Said covenants have also been amended, modified or in part waived as to some lots of the "PARKER BUSINESS CENTER", as disclosed by various sales instruments executed by the Patti Corporation.

Said Covenants were amended by documents recorded as Auditor's File Nos. 8101200041, 8412130027, 8501310044, and 8808230079.

B. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Plat of Parker Business Center
Recorded: December 2, 1977
Auditor's No.: 869706

C. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a Municipal Corporation
And: Bescal Properties, a Washington Corporation
Dated: August 28, 1994
Recorded: August 30, 1994
Auditor's No.: 9408300084

By said instrument the City of Mount Vernon also acknowledged payment of \$918.00.

D. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Roosevelt Business Center Condominium
Recorded: January 17, 1995
Auditor's No.: 9501170107



201404040008

E. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: January 17, 1995
Auditor's File No.: 9501170108

F. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, chapter 156, Laws of 1963 (R.C.W. 64.32) as now amended or as may hereafter be amended.

G. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.



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