

When recorded return to:

HS1 Group LLC
Blake Sanders
10007 21st Avenue W. Suite A
Everett, WA. 98204



201404100015

Skagit County Auditor \$73.01
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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 148788-OAE ✓

Grantor: Z & D Properties III, LLC and Z & D II, LLC
Grantee: HS1 Group LLC
Tax Parcel Number(s): P127606/4957-001-111-0000
Abbreviated Legal: Unit A-111, Padilla Heights Suites Condo.

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR(S) Z & D II, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY AND Z & D PROPERTIES III, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, WASH 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 HS1 GROUP LLC, A WASHINGTON LIMITED LIABILITY COMPANY GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

Unit A-111, "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 May 9, 2008, under Auditor's File No. 200805090149, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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. 148788-OAE.

Dated March 24, 2014

Z & D Properties III, LLC


By: Zwi Anthony Pechthalt, Manager

Z & D II, LLC


By: Zwi Anthony Pechthalt, Manager

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141123
APR 10 2014**

Amount Paid \$ 1518.⁰⁰
By  Skagit Co. Treasurer
Deputy

STATE OF Washington }
County of Whatcom, SS:

I certify that I know or have satisfactory evidence that Zwi Anthony Pechthalt
signed this instrument, on oath stated that He is
authorized to execute the instrument and acknowledged it as the Manager
of Z & D Properties III, LLC and Z & D II, LLC to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 03-26-14

Notary Public
State of Washington
Jeanne K Quinn
Commission Expires 03-19-16

Jeanne K Quinn
Notary Public in and for the State of Washington
Residing at 3600 Meridian Street Bellingham WA
My appointment expires: 03-19-16



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