



201404170074

Skagit County Auditor

\$128.00

4/17/2014 Page

1 of

7 3:18PM



201312050033

Skagit County Auditor

\$125.00

12/5/2013 Page

1 of

4 11:22AM

Document Title:

Deed

Reference Number:

CHICAGO TITLE

620020440A

Grantor(s):

1. Z and D Properties III LLC

☐ additional grantor names on page ____

2. Z and D II, LLC

Grantee(s):

1. Skagit Real

☐ additional grantee names on page ____

2.

Abbreviated legal description:☐ full legal on page(s) ____

UH/ALSN/IAH/PA Condo: Padilla Heights Suites, A condominium

Unit 108

Assessor Parcel / Tax ID Number:☐ additional tax parcel number(s) on page ____~~P127603~~ 4957-001-108-0000

P127603

I Sydney Clark am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$72.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Sydney Clark

Dated

12/5/2013

*This document is being re-recorded to correct the unit number to 108 and amend the tax parcel number to P127603

X

X



201312050033

Skagit County Auditor

\$125.00

12/5/2013 Page

1 of

4 11:22AM

Document Title:Reference Number :Grantor(s):

1. Z and D Properties III LLC

☐ additional grantor names on page ____

2. Z and D II, LLC

Grantee(s):

1. Skatmak Pool

☐ additional grantee names on page ____

2.

Abbreviated legal description:☐ full legal on page(s) ____

UWAHAWAHPB Condo: Padilla Heights Suites, A condominium

Unit 108

Assessor Parcel / Tax ID Number:☐ additional tax parcel number(s) on page ____

P127603 4957-001-108-0000

P127603

I, Sydney Clark, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$72.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Sydney Clark

Dated

12/5/2013

This document is being re-recorded to correct the unit number to 108 and amend the tax parcel number to P127603

X

[Signature]

X

[Signature]

X

[Signature]

201404170074

Skagit County Auditor

\$128.00

4/17/2014 Page

2 of

7 3:18PM

ded return to:

And
14011
Creek, WA 98082

Filed for Record at Request of:
North Sound Escrow, LLC
Escrow Number: 113406-SB

Statutory Warranty Deed

Grantors: Z and D Properties III LLC and Z&D II, LLC
Grantee: Siamak Rad

CHICAGO TITLE
620020440

THE GRANTORS Z&D II, LLC, a Washington limited liability company, as to an undivided 50% interest and Z&D Properties III, LLC, a Washington limited liability company 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 Siamak Rad, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Unit(S): ~~A-108~~ Condo: PADILLA HEIGHTS SUITES, A CONDOMINIUM

A-108

Tax Parcel Number(s): ~~P127603/4957-001-108-0000~~

P127603

A-108 4957-001-108-0000

Unit ~~A-108~~, 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 on May 9, 2008 under Auditor's File No. 200805090149, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Subject to: Covenants, conditions and restrictions of record, as attached hereto

Dated November 22, 2013

Z and D Properties III LLC

By: Zyn Anthony Pechthalt, Manager

By: Diana Pechthalt, Manager

Z&D II, LLC

By: Zyn Anthony Pechthalt, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014 1264
APR 17 2014

Amount Paid \$ 0
By MB Skagit Co. Treasurer Deputy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 4827
DEC 8 2013

Amount Paid \$ 1,722.70
By MB Skagit Co. Treasurer Deputy

NOTARY JURATS ATTACHED ON PAGE 2



201404170074

Skagit County Auditor

4/17/2014 Page

3 of

7 3:18PM

\$128.00

LPS 10-01(4-0)
Page 1 of 2

ded return to:
And
A 14011
Creek, WA 99082

Filed for Record at Request of:
North Sound Escrow, LLC
Escrow Number: 113406-SB

Statutory Warranty Deed

Grantors: Z and D Properties III LLC and Z&D II, LLC
Grantee: Slamak Rad

CHICAGO TITLE
020020440

THE GRANTORS Z&D II, LLC, a Washington Limited Liability company, as to an undivided 50% interest and Z&D Properties III, LLC, a Washington Limited Liability company 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 Slamak Rad, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Unit(S): ~~A-108~~ Condo: PADILLA HEIGHTS SUITES, A CONDOMINIUM

A-108
Tax Parcel Number(s): P127603

A-108 P127603
4957-001-108-0000

Unit A-108, 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 on May 9, 2008 under Auditor's File No. 200805090149, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Subject to: Covenants, conditions and restrictions of record, as attached hereto

Dated November 22, 2013

Z and D Properties III LLC

By: [Signature]
By: Zeph Anthony Pechthalt, Manager

By: [Signature]
By: Diana Pechthalt, Manager

Z&D II, LLC

By: [Signature]
By: Zeph Anthony Pechthalt, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013/1827
DEC 8 5 2013

Amount Paid \$ 1,722.70
By: [Signature] Deputy

NOTARY JURATS ATTACHED ON PAGE 2



201404170074

Skagit County Auditor

\$128.00

Page 1 of 2

4/17/2014 Page

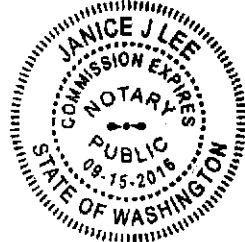
4 of

7 3:18PM

STATE OF Washington
COUNTY OF Whatcom SS:

I certify that I know or have satisfactory evidence that Zwi Anthony Pechthalt
and Diana Pechthalt is/are the person(s) who appeared before
me, and said person(s) acknowledge that they signed this instrument, on oath stated they
is/are authorized to execute the instrument and acknowledge that as the
Managers of Z&D Properties III, LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11/25/13

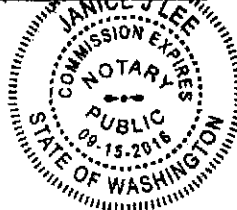


Janice J Lee, Notary
Notary Public in and for the State of Washington
Residing at Bellingham, WA
My appointment expires: 9/15/16

STATE OF Washington
COUNTY OF Whatcom SS:

Zwi
I certify that I know or have satisfactory evidence that Anthony Pechthalt
(is) the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated he
is/are authorized to execute the instrument and acknowledge that as the
Manager of Z&D II, LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11/25/13



Janice J Lee, Notary
Notary Public in and for the State of Washington
Residing at Bellingham, WA
My appointment expires: 9/15/16



201404170074

ACCEPTED AND APPROVED
AS TO FORM AND CONTENT

CHICAGO TITLE COMPANY

COMMITMENT NO. 620020440

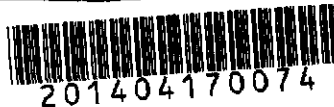
SCHEDULE B
(continued)

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 23, 1954
Auditor's No(s): 505535, records of Skagit County, Washington
In favor of: Trans Mountain Pipeline Corp.
For: Pipeline
 2. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands;
Auditor's No(s): 200706050033, records of Skagit County, Washington
 3. Any Matters arising from the location of a fence along the Easterly boundary of said condominium as delineated on a Survey;
Recorded: June 5, 2007
Auditor's File No.: 200706050037, records of Skagit County, Washington
 4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 20, 2007
Auditor's No(s): 200708200175, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
 5. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services Lot of Record Certification;
Auditor's No(s): 200708220102, records of Skagit County, Washington
 6. Terms, conditions, and restrictions of that instrument entitled Aerobic Treatment Unit Service Agreement;
Auditor's No(s): 200711290001, records of Skagit County, Washington
 7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PADILLA HEIGHTS SUITES, A CONDOMINIUM;

Recording No: 200805090148
 8. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: May 9, 2008
Auditor's No.: 200805090149, records of Skagit County, Washington
-
9. Terms and conditions of Non-Merger Quit Claim Deed in Lieu of Foreclosure

Recording Date: September 8, 2011
Recording No.: 201109080012
 10. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.



STATE OF WASHINGTON } SS
COUNTY OF SKAGIT

I, Auditor of Skagit County, State of Washington, do hereby
certify that the foregoing instrument is a true and correct copy
of the original now on file in my office.

IN WITNESS WHEREOF, I hereunto set my hand and seal of

my office this 27th day of Feb, 2014

Auditor

Deputy



201404170074

Skagit County Auditor

4/17/2014 Page

7 of

7

\$128.00
3:18PM