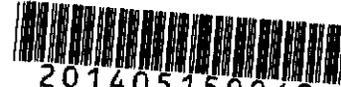


After Recording, Return to:

Mr. Stephen Metzler
The Hayward Building
9075 Holman Road NW
Seattle, Washington 98117-3426



Skagit County Auditor
5/15/2014 Page 1 of 4 3:51PM \$75.00

Special Warranty Deed

Reference numbers of related documents: Not applicable

Grantor: Marblemount Properties, LLC ACCOMMODATION RECORDING
Grantee: Marblemount Estates, LLC, f/k/a Classical Holdings, LLC M-20256

Legal Description (abbreviated): Section 7, Township 35, Range 11; Ptn. NW (aka Lot 2, Short Plat No. 97-0013) LAND TITLE OF SKAGIT COUNTY

Complete legal description contained in Exhibit A

Assessor's Property Tax Parcel Account Number(s): 351107-2-049-0002 (P45937)

MARBLEMOUNT PROPERTIES, LLC, a Washington limited liability company ("Grantor"), for the purpose of transferring the subject real property to an entity having the same beneficial ownership as the Grantor pursuant to WAC 458-61A-211 and for no other consideration, conveys to MARBLEMOUNT ESTATES, LLC, a Washington limited liability company, formerly known as CLASSICAL HOLDINGS, LLC ("Grantee"), the following described real estate situated in Skagit County, Washington:

See Exhibit A attached hereto and by this reference incorporated herein.

Grantor does hereby covenants unto Grantee that Grantor will forever warrant and defend the said described real estate against encumbrances or other defects to the extent, but only to the extent, of any insurance coverage Grantor may have as the insured under any of the following title insurance policies, subject to the exceptions, exclusions and limits of liability set forth in that certain Owner's Policy issued by First American Title Insurance Company with a Policy Number of 5011400-0162306e and dated June 1, 2011. The Grantor does hereby warrant and defend

1 - Special Warranty Deed

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20141664
MAY 15 2014

Amount Paid \$0
Skagit Co. Treasurer
By *man* Deputy

expressly limit the covenants of this deed to those herein expressed, and excludes all covenants and warranties arising or to arise by statutory or other implication.

[Remainder of page intentionally left blank; signature page follows.]

2 – Special Warranty Deed



201405150069

Skagit County Auditor

\$75.00

5/15/2014 Page

2 of

4

3:51PM

DATED this 12th day of May, 2014.

MARBLEMOUNT PROPERTIES, LLC,
a Washington limited liability company

By: [Signature]
Stephen Metzler, Its Member

By: [Signature]
Almudena de Llaguno, Its Member

STATE OF WASHINGTON)
County of Kearney) ss.

On this 12 day of May, 2014, before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared STEPHEN METZLER and ALMUDENA DE LLAGUNO, known to be the sole managing members of MARBLEMOUNT PROPERTIES, LLC., the limited liability company that executed the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of that limited liability company for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the instrument on behalf of the limited liability company.

WITNESS my hand and official seal hereto affixed the day and date first written.

[Signature]
Signature
MARY CARMEN GARCIA
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES JANUARY 2018

Printed Name:
NOTARY PUBLIC in and for the 1137 Purdie Av. N.
State of Washington residing at Seattle, WA 98108
My Commission Expires: Jan 7, 2018

EXHIBIT A

(Legal Description)

Real property situated in Skagit County, Washington more particularly described as follows:

Lot 2 of Skagit County Short Plat No. 97-0013, approved March 23, 1999, and recorded March 23, 1999, in Volume 14 of Short Plats, pages 11 and 12, under Auditor's File No. 9903230165, records of Skagit County, Washington; being a portion of the Northwest Quarter of Section 7, Township 35 North, Range 11 East of the Willamette Meridian.
Situate in Skagit County, Washington.

