

After Recording, Return to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20141065
MAY 15 2014



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

Special Warranty Deed

Amount Paid \$~~25~~
Skagit Co. Treasurer
By *nam* Deputy

Reference numbers of related documents: Not applicable

Grantor: Stephen H. Metzler and Almudena de Llaguno, husband and wife

Grantee: Marblemount Properties, LLC

ACCOMMODATION RECORDING
M-20256

Legal Description (abbreviated): Ptn GL4 in NW & Ptn. GL 9 in SW, Sec. 7, T35N, R11E W.M., Lot 6, SP 501-80, 'Enchanted Woods,' Ptn. W 1/2 , 6-35-11 E W.M.

Complete legal description contained in Exhibit A

LAND TITLE OF SKAGIT COUNTY

Assessor's Property Tax Parcel Account Number(s): PARCEL 1 (351107-0-013-0100, P116522); PARCEL 2 (351107-0-019-0008, P45899); PARCEL 3 (351106-0-005-0500, P45774)

STEPHEN H. METZLER, also appearing of record as Stephen Metzler, and ALMUDENA DE LLAGUNO, husband and wife ("**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 PROPERTIES, LLC, a Washington limited liability company ("**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 said title insurance policies: (a) that certain Owner's Policy issued by Chicago Title Company with a Policy Number of IC38204 and dated March 27, 2006; and (b) that certain Owner's Policy issued by Old Republic National Title Insurance Company with a Policy Number of .

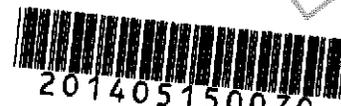
1 – Special Warranty Deed

OX08451553 and dated November 7, 2011. The Grantor does by these presents 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.]

UNOFFICIAL DOCUMENT

2 – Special Warranty Deed



201405150070

Skagit County Auditor

5/15/2014 Page

2 of

4

\$75.00

3:51PM

DATED this 12th day of May, 2014.

By: [Signature]
Stephen H. Metzler

By: [Signature]
Almudena de Llaguno

STATE OF WASHINGTON)

County of King) ss.

On this day personally appeared before me Stephen H. Metzler, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed the same as his voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12 day of May, 2014.

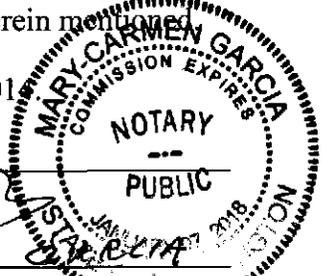
Signature

MARY CARMEN GARCIA

Printed Name:

NOTARY PUBLIC in and for the 4122 George Av. N.
State of Washington residing at Seattle, WA 98103

My Commission Expires: Jan. 7, 2018



STATE OF WASHINGTON)

County of King) ss.

On this day personally appeared before me Almudena de Llaguno, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed the same as her voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12 day of May, 2014.

Signature

MARY CARMEN GARCIA

Printed Name:

NOTARY PUBLIC in and for the 4122 George Av. N.
State of Washington residing at Seattle, WA 98103

My Commission Expires: Jan. 7, 2018

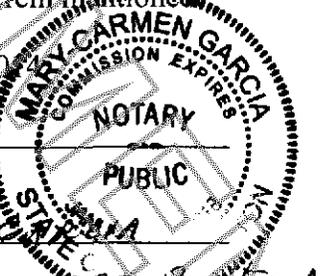


EXHIBIT A

(Legal Description)

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

PARCEL 1 (P116522)

The South 363.80 feet of the West 1027.33 feet of Government Lot 4, Section 7, Township 35 North, Range 11 East of the Willamette Meridian.

PARCEL 2 (P45899)

The West 720 feet of the North 20 rods of Government Lot 9, Section 7, Township 35 North, Range 11 East of the Willamette Meridian.

PARCEL 3 (P45774)

Tract 6 of Short Plan No. 510-80, labeled "ENCHANTED WOODS, DIV. 1", approved October 16, 1980 and recorded October 20, 1980, under Auditor's File No. 8010200036 in Book 4 of Short Plans, pages 190 and 191, records of Skagit County, Washington, being a portion of the West ½ of Section 6, Township 35 North, Range 11 East, W.M.

A non-exclusive easement for ingress, egress and utilities over and across that certain strip of land delineated both as Tract A and as "EMERALD LANE" on the face of said Short Plat

Situate in the County of Skagit, State of Washington

