

WHEN RECORDED MAIL TO:

MARK KANTOR
Kantor Taylor Nelson Evatt & Decina PC
901 Fifth Avenue, Suite 4000
Seattle, WA 98164



201405230050
Skagit County Auditor
5/23/2014 Page

1 of

\$75.00
4 12:13PM

STATUTORY WARRANTY DEED
(Villa Kathleen)

LAND TITLE OF SKAGIT COUNTY

146824-S

Grantor: **MERCY PROPERTIES WASHINGTON III LLC**, a Washington limited liability company

Grantee: **VILLA KATHLEEN REDEVELOPMENT LLLP**, a Washington limited liability limited partnership

Legal Description: **Lots 13-23, Blk 2 Fritsch's Add to Burl**
(Full Legal Descriptions on Exhibit A)

Tax Parcel Numbers: **4084-002-023-0000 (P72536)**

MERCY PROPERTIES WASHINGTON III LLC, a Washington limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby bargains conveys and warrants to **VILLA KATHLEEN REDEVELOPMENT LLLP**, a Washington limited liability limited partnership, the real property situated in Skagit County, Washington, described on the attached **Exhibit A**, by this reference incorporated herein as if fully set forth.

(The balance of this page is left blank intentionally)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 1756
MAY 23 2014

Amount Paid \$ 16,766.⁰⁵
Skagit Co. Treasurer
By *nam* Deputy

GRANTOR'S SIGNATURE PAGE FOR SPECIAL WARRANTY DEED

DATED: MAY 22, 2014

MERCY PROPERTIES WASHINGTON III LLC,
a Washington limited liability company

By: Mercy Housing, Inc.,
a Nebraska nonprofit corporation
Its: Member

By: Bill Rumpf
Bill Rumpf, Vice President

STATE OF WASHINGTON

ss.

COUNTY OF KING

I hereby certify that I know or have satisfactory evidence that Bill Rumpf appeared before me, and acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument, and acknowledged it as the Vice President of Mercy Housing, Inc., a Nebraska nonprofit corporation, a member of Mercy Properties Washington III LLC, a Washington limited liability company, to be the free and voluntary act of such entity for the uses and purposes mentioned in this instrument.

GIVEN under my hand and official seal on May 22, 2014.



Kathleen C. McCusker
Signature of Notary
Print Name: Kathleen C. McCusker
NOTARY PUBLIC in and for the State of
Washington, residing at: 1234567890
My commission expires: 12/9/17

WARRANTY DEED



Skagit County Auditor
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**EXHIBIT A
LEGAL DESCRIPTION**

VILLA KATHLEEN

Lots 13 through 23, inclusive, Block 2 , "FRITSCH'S ADDITION TO BURLINGTON," as per plat recorded in Volume 3 of Plats, page 78, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

And Subject To Those Items Shown on Exhibit B Hereto.



EXHIBIT B

1. Real Estate Taxes Not yet Due or Payable
2. Municipal assessments and impact fees, if any, levied by the City of Burlington.
3. Real Estate Deed of Trust from Villa Kathleen Limited Partnership to the Farmers Home Administration, United States Department of Agriculture, acting through the State Director of the Farmers Home Administration for the State of Washington, in the amount of \$760,000.00, dated March 9, 1987, recorded March 9, 1987 as Auditor's File No. 8703090003.
4. Deed of Trust in favor of the Rural Housing Service, United States Department of Agriculture, acting through The State Director of Rural Development for the State of Washington, in the amount of \$1,050,408.52, recorded September 17, 2003 under Auditor's File No. 200309170209.
5. UCC Financing Statement in favor of United States of America acting through United States Dept. of Agriculture, Rural Housing Service, recorded September 17, 2003 under Auditor's File Number 200309170210, as continued on April 1, 2008 under Auditor's File No. 200804010041 and September 13, 2013 under Auditor's /File No. 201309130015.
6. Rights of tenants, as tenants only, under unrecorded residential leases.
7. Agreement in favor of the City of Burlington, a municipal corporation, from Clarence J. Kuhn and Bettye H. Kuhn, husband and wife and Ben Magnuson and Lillian Magnuson, husband and wife, recorded September 24, 1976 under Auditor's File No. 843200.
8. Agreement in favor of the City of Burlington, a municipal corporation from Clarence J. Kuhn and Betty H. Kuhn, husband and wife; and Ben Magnuson and Lillian Magnuson, husband and wife; and LeRoy Anderson and Donna Anderson, husband and wife, DBA L&B Investment recorded September 20, 1983 under Auditor's File No. 8309200004.
9. Agreement in favor of the City of Burlington from Clarence J. Kuhn and Bettye Kuhn, husband and wife, recorded February 7, 1986 under Auditor's File No. 8602070029.
10. Easement in favor of Comcast of Washington IV, Inc., its successors and assigns dated December 26, 2007, recorded May 23, 2008, under Auditor's File No. 200805230061.
11. Easement in favor of Puget Sound Power & Light Company for Electric transmission and/or distribution line, together with necessary appurtenances recorded July 2, 1986, under Auditor's File No. 8607020054.



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